

APPENDIX A

Draft Environmental Impact Report, Notice of Preparation (NOP) and Responses to NOP

Prepared by

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November 22, 2010

Notice of Preparation

Date: November 22, 2010

To: Responsible Agencies and Interested Parties

From: Nicole Sauviat Criste, Planning Consultant, City of La Quinta

Subject: Transmittal of Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the La Quinta General Plan Update, City of La Quinta, Riverside County, California

Enclosed please find the above referenced NOP to prepare a Draft EIR for the City of La Quinta General Plan Update.

The project involves the assignment of land use designations on incorporated lands, and its Sphere of Influence. The Notice of Preparation is your opportunity to provide comments and suggestions for issues that should be addressed in the Draft EIR. The enclosed material includes regional and vicinity maps, and the draft Land Use Designations and allocation tables.

A Scoping Meeting has been scheduled for December 8, 2010, at 2:00 PM. The Scoping Meeting will be held in the Study Session Room at City Hall, located at 78-495 Calle Tampico, La Quinta, CA 92253.

The NOP comment period runs from **November 24, 2010 to December 23, 2010**. If you have comments, please submit them prior to December 22, 2010. You may FAX comments to the attention of Nicole Sauviat Criste, Terra Nova Planning & Research, at FAX No. (760) 341-4455 within this time frame. Please also send hard copies to the City, attention Andrew Mogensen, via mail to the address below to assure legible and reproducible originals.

Mr. Andy Mogensen
Principal Planner
City of La Quinta
P. O. Box 1504
La Quinta, CA 92253

If you have any questions regarding the enclosed or require additional information, please do not hesitate to contact me at (760) 341-4800 or Mr. Mogenson at (760) 777-7125.

Environmental Checklist Form

1. Project title: La Quinta General Plan Update, General Plan Amendment No. 2010-121
2. Lead agency name and address: City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
3. Contact person and phone number: Andrew J. Mogensen, AICP
760-777-7125
4. Project location: The City Limits including the Sphere of Influence for the City of La Quinta.
(See Project Location below)
5. Project sponsor's name and address: City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
6. General Plan Designation: Multiple 7. Zoning: Multiple
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) **(See Project Description below)**
9. Surrounding land uses and setting: Briefly describe the project's surroundings: **(See Surrounding Land Uses below)**
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

INTRODUCTION

The City of La Quinta, an incorporated community located in central Riverside County, California, is undergoing a comprehensive Update to the city's General Plan. The General Plan is a State mandated document that provides a "blueprint" for cities and highlights a city's long-term goals, policies and programs. California Government Code (Section 65300) requires that incorporated cities and counties prepare a General Plan to regulate the physical development of all lands under the jurisdiction of the community, including legally recognized Sphere of Influence. The La Quinta General Plan Update will incorporate all lands within the City's jurisdictional boundary and the surrounding Sphere of Influence area. The city's current and existing General Plan was most recently adopted March 20, 2002, and it is anticipated the new updated General Plan will be adopted in 2011.

PROJECT INFORMATION

The General Plan Update includes all lands within the jurisdiction boundary of La Quinta, as well as those in the Sphere of Influence. These two areas combined will be addressed and referred to as the "General Plan Update Planning Area" for purposes of this document. The General Plan Update Planning Area encompasses approximately 30,957 acres, including 22,855 acres in the jurisdictional boundary and 8,101 acres within the Sphere of Influence (see Tables 3 & 4). The Sphere of Influence includes areas that may become annexed into the City of La Quinta in the future.

Over the past year, the City of La Quinta has been engaged with the community to discuss overall and specific goals regarding the City's future. A series of public workshops, City Council meetings and Planning Commission meetings have been held to discuss significant community issues. The General Plan Update will include changes to existing land use designations and provide new goals, policies and programs for all General Plan elements within the Planning Area.

A detailed assessment of existing land use designations in the General Plan Update Planning Area has been conducted, and changes to land use designations will occur in the City and Sphere of Influence. Existing land uses have been consolidated and combined into new land use designations. The proposed land use designations are described below in Table 2 and are shown in Exhibit 4.

California Government Code Section 65302 requires that a General Plan include the following seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. These statutory elements will be addressed in the La Quinta General Plan Update. A Sustainable Community Element and Economic Development Element will be added to the Plan.

ENVIRONMENTAL/EXISTING CONDITIONS

Project Location

The City of La Quinta General Plan Update Planning Area is situated in the south central region of the Coachella Valley, located in the central portion of Riverside County, California (See Exhibit 1, Regional Location Map). The Planning Area is in what is known as the Salton trough, which is a fault-controlled valley basin with expansive and varying geography and biological habitats. The topography of the region is varied and includes areas nearly 200 feet below sea level and mountain peaks rising approximately 11,500 feet above sea level. Within the General Plan Update Planning Area, elevations range from 1,600 feet above sea level, along peaks of Coral Reef Mountains in the

southwestern portion of the Planning Area, to a low of 190 feet below sea level in the southeastern portion of the Sphere of Influence.

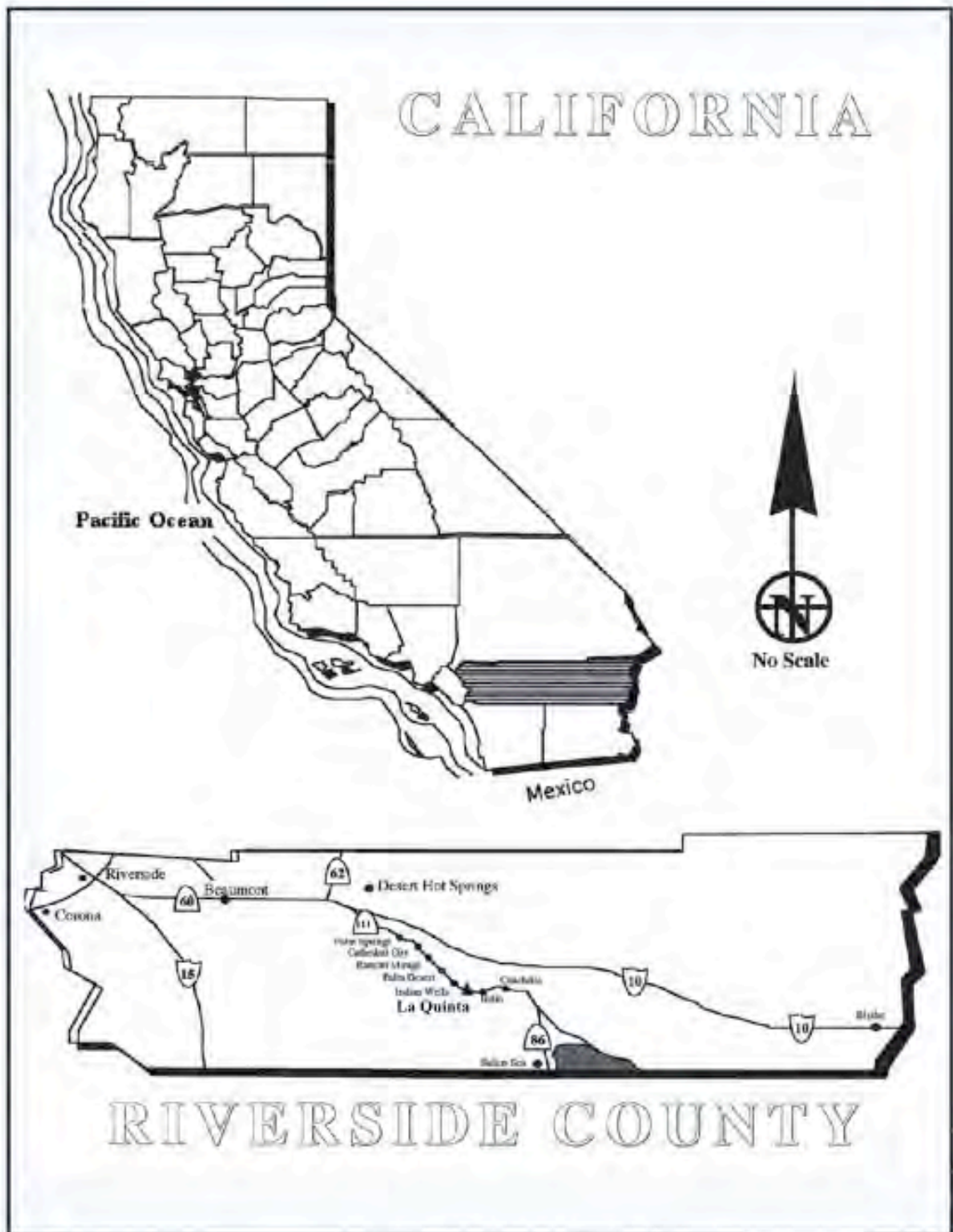
The boundaries of the General Plan Update Planning Area can be generally described as being bound on the north by Hovley Lane East, on the south by Avenue 64, on the west and southwest by the Santa Rosa Mountains, and on the east by Harrison Street. The boundaries of the Planning Area are illustrated in Exhibit 2 (Vicinity Map). More specifically, the Planning Area is situated in the following USGS Quads: La Quinta, Indio, Palm Desert, and Valerie, California. A detailed description of the incorporated City limits and Sphere of Influence is found below.

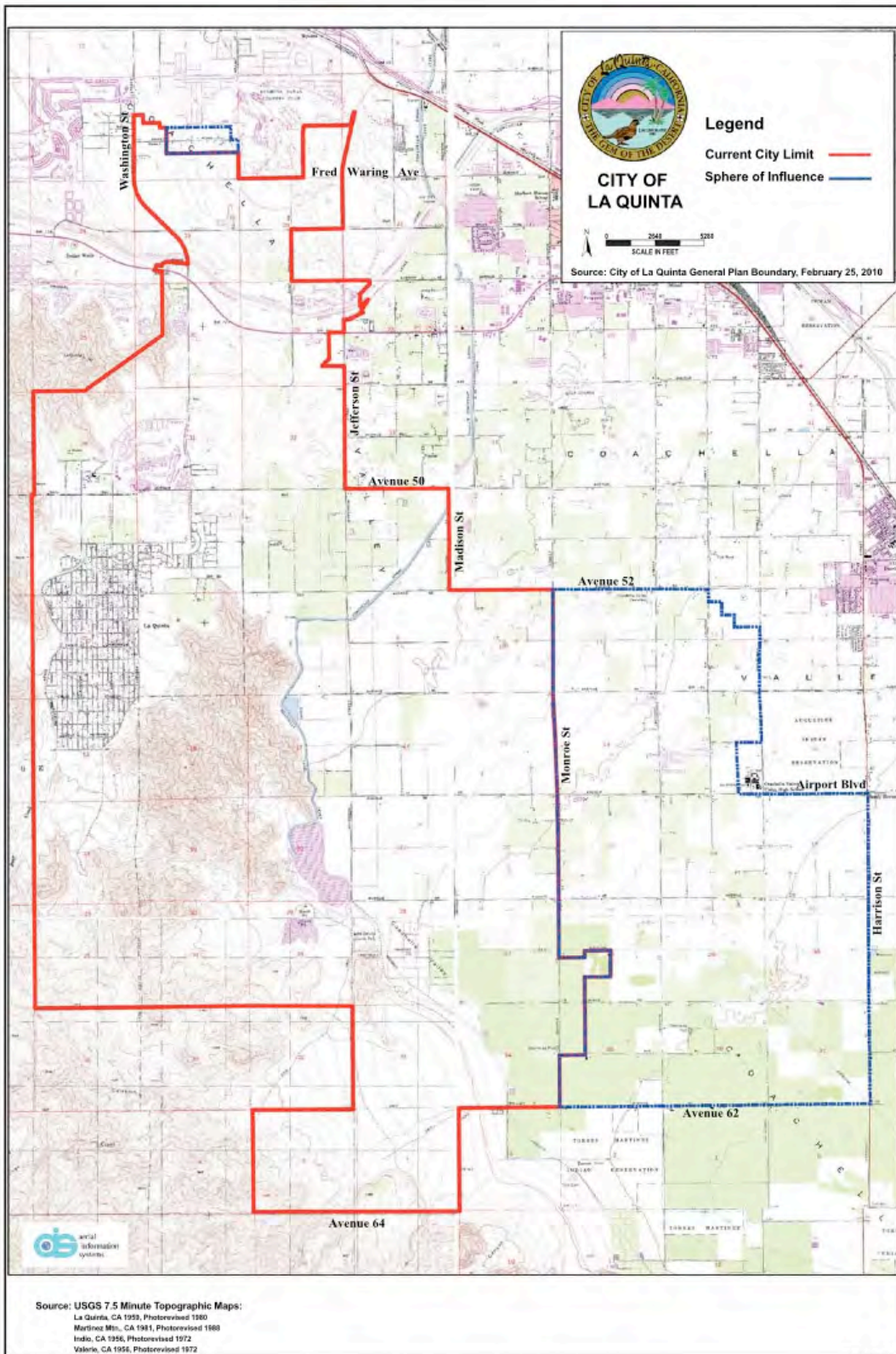
The incorporated City limits of the City of La Quinta can be more specifically described as the following:

- Portions of Section 25 and all of Section 36, Township 5 South, Range 6 East; Sections 1,12,13,24, and 25, Township 6 South, Range 6 East; portions of Section 17 18, 19, 20,28,29, and 30, and all of Sections 31 and 32, Township 5 South, Range 7 East; portions of Section 26, 35 and all of Sections 4, 5, 6,7,8,9,10,15,16,17,18, 19, 29, 21, 22, 27, 28, 29, 30, 33 and 34, Township 6 South, Range 7 East; Sections 4 and 5, Township 7 South, Range 7 East of the San Bernardino Baseline and Meridian.

The Sphere of Influence of the City of La Quinta includes the following:

- Portions of Section 18, Township 5 South, Range 7 East; and portions of Section 12, 13, 26 and 35 and all of Sections 11, 14, 23, 24, 25, and 36, of Township 6 South, Range 7 East; all of Section 19, 30, 31 of Township 6 South, Range 8 East of the San Bernardino Baseline Meridian.





Current Land Designations and Uses

La Quinta is currently governed by the 2002 Comprehensive General Plan, which was adopted on March 20, 2002 and subsequently amended. The 2002 General Plan, as currently amended, encompasses the incorporated City of La Quinta,; two Sphere of Influence areas, one located at the north end of the City in the Darby Road area, and one located east of the City limits; and a Planning Area 2, which was outside and east of the City's Sphere of Influence. The 2002 Land Use Map, as seen in Exhibit 3, shows the delineation between these three areas and the differing land uses. Table 1 shows a statistical summary of land uses from the 2002 General Plan.

Incorporated La Quinta

According to Exhibit 3, the current city limits are generally bound on the west by Washington Street and the Santa Rosa Mountains, on the north by Hovley Lane East, on the east by Jefferson Street and Monroe Street, and on the south by Avenue 64. The City is comprised of a flat valley floor containing sand dunes and sand fields, and low mountains, foothills and alluvial fans, which are characteristic of the desert environment. Development within the City is located primarily on the valley floor. The mountains and foothills in the western portion of the city are designated as Open Space. Historically, flat areas within La Quinta were agricultural lands, however recent growth has led to increased urbanization of residential, commercial, and resort developments within the jurisdictional boundary.

The current land use pattern in La Quinta is similar to the low density residential and resort developments found throughout the Coachella Valley. Current residential land uses designations include Very Low Density, Low Density, Medium Density, Medium-High Density, and High Density Residential. According to Table 1, approximately 40% of the City is designated residential, of which 76% is considered Low Density Residential. Many of the golf course communities found throughout La Quinta, such as PGA West, are designated as Low Density Residential. Medium Density Residential is the second most common residential land use designation and makes up approximately 17% of residential uses. Medium Density Residential is predominantly found in the Cove community of La Quinta, but is also found in the northern region of the City near Highway 111. High Density Residential land uses make up only 1% of residential land uses, and are generally found north of Avenue 48, between Adams Street and Dune Palms Road and along Washington Street in the far northwest corner of the City.

The majority of residential areas in incorporated La Quinta are developed. Vacant lots still are found interspersed throughout the City, and south of Highway 111. Areas designated as Very Low Density Residential, for the most part, are built with single family homes at densities no greater than two dwelling units per acre. Land uses assigned the Low Density Residential designation are the most prevalent in the City, and are predominantly developed as master-planned subdivisions and golf course communities. These residential subdivisions are built primarily with single family homes at densities of approximately three dwelling units per acre. Vacant land in the southeastern and southern portions of the City remains available for Low Density Residential development. Land uses associated with Medium Density Residential are predominately found in the Cove, and include a mix of single and multi-unit homes developed at densities of up to eight dwelling units per acre. The southern portion of the Cove is predominantly single family homes, whereas the northern portion of the Cove has a mix of both single and multi-unit residential. Vacant lands still exist in the form of scattered parcels in the Cove. Land uses associated with the Medium-High Residential designation are found in the far southern portion of the City, and consist of planned communities. Land uses associated with High Density Residential areas are developed as multi-family dwelling units with densities of up to sixteen units per acre. These land uses are found in the northern portion of La

Quinta near Washington Street, on lands immediately south of Highway 111, and near Avenue 48 and Adams Street.

Commercial and office land use designations are also scattered throughout the City. Approximately 6% of all lands are designated commercial, and include Mixed/Regional Commercial, Community Commercial, Neighborhood Commercial, Commercial Park, Office, Tourist Commercial, and Village Commercial. Mixed/Regional Commercial and Tourist Commercial designations are the most prevalent commercial land uses, and make up 33% and 29% respectively, of all commercial land uses. Commercial and Office designations are located primarily along Washington Street, Highway 111, Jefferson Street, Monroe Street, and within the Village area.

Land uses associated with the Mixed/Regional Commercial designation are found along Highway 111, in the northern portion of the City, and include major retail centers with multiple anchor tenants, small shops, coffee houses, restaurants, banks, and service stations. They also include big box retail centers, such as the Walmart Supercenter, Costco, Home Depot, Target and Kohl's. The Tourist Commercial designation is found in various locations throughout La Quinta, and land uses associated with this designation include large resort-style facilities and smaller hotels. Land uses associated with the Community Commercial designation include retail centers and professional office space, and typically have large-scale anchors and a variety of retail outlets. Land uses associated with the Neighborhood Commercial designation are similar to those found in Community Commercial, however these uses are smaller scale and have primarily one anchor tenant, small shops, banks, small restaurants, and coffee houses. The La Quinta Village Shopping Center at the corner of Washington Street and Calle Tampico is an example of typical uses found in the Neighborhood Commercial designation. Land uses associated with the Village Commercial designation include art galleries, restaurants, cafes, apparel stores, and resort uses. These uses are found only in the Village area, south of the La Quinta Evacuation Channel and west of Washington Street. Commercial Park designations are located only in the northern portion of La Quinta, and uses within this designation include office and light industrial uses. Land uses associated with the Office designation occupy the least amount of acreage in incorporated La Quinta, as seen in Table 1. This land use is found along Washington Street north of the Whitewater Channel and consist of professional office use.

There are no industrial land uses currently within the City, however industrial designated lands are located in the Sphere of Influence. The City of La Quinta has numerous open space and park areas within the city limits. Approximately 53% of lands are set aside for parks and open space, which include Park Facilities, Open Space, Golf Course Open Space, and Watercourse/Flood Control designations. The adopted General Plan has 5,505 acres devoted to natural open space. The scenic mountains and foothills that make up the southwestern and western portion of the City are designated as continuous Open Space areas, and will continue to protect the scenic nature of the area.

Sphere of Influence

The 2002 General Plan Land Use Plan includes a Sphere of Influence area of 1,398 acres. The northern Sphere of Influence is located north of Darby Road, east of Washington Street, and west of Adams Street. The central Sphere of Influence is located north of Avenue 53, west of Monroe Street, south of Avenue 52, and east of Madison Street. The southern Sphere of Influence was located north of Avenue 60, south of Avenue 58, west of Monroe Street, east of Quarry Lane. The Sphere of Influence areas are governed by the Riverside County General Plan, until annexed into the City of La Quinta. Once incorporated, these areas fall under the land use designations proposed by the La Quinta General Plan.

The 2002 General Plan designates approximately 77% of land uses in the Sphere of Influence as Residential. Commercial and Open Space are also found, and located in the southern Sphere of Influence. The northern and central Sphere of Influence areas are currently designated as Low Density Residential, which allows up to four dwelling units per acre. As it stands, the north Sphere of Influence land use designation is consistent with the Riverside County General Plan, however the central Sphere of Influence is not. The County designations for the central Sphere of Influence include Estate Residential and Very Low Density Residential. The Estate Residential and Very Low Residential require two and one acre minimum acreage, respectively, whereas the City's Low Density Residential allows quarter acre lots. The southern Sphere of Influence is designated by the 2002 La Quinta General Plan as Low Density Residential, Medium Density Residential, Open Space, Mixed/Regional Commercial, and Major Community Facility. The County of Riverside General Plan Land Use Map shows similar land uses, except some areas in the far eastern portion, which are designated Agriculture.

Existing land uses in the northern Sphere of Influence are typical of the Low Density designation. Current land uses include vacant land, single family homes, and limited agriculture and ranching. The central Sphere of Influence is also designated as Low Density Residential, and is developed in single family dwelling units. In the southern Sphere of Influence, current land uses include vacant lands, single family homes, and golf course open space.

Planning Area 1 and 2

The 2002 La Quinta General Plan also includes two separate Planning Areas, Planning Area 1 and Planning Area 2 (see Exhibit 3). Planning Area 1 is approximately 3,850 acres located primarily east of Monroe Street, north of Avenue 62, west Jackson Street and south of Avenue 52. Planning Area 2 is approximately 8,191 acres, and includes the area east of Jackson Street, as shown in Exhibit 3. The Riverside County General Plan governs the two Planning Areas. The 2002 La Quinta General Plan created land use designations for these areas in anticipation of potential future annexation.

The 2002 La Quinta General Plan designates 90%, or 3,457.8 acres, of Planning Area 1 as Residential. Approximately 2,998.4 acres, or 80% of all residential lands, is Low Density Residential. Other land use designations include Medium Density Residential, Medium-High Density Residential, Community Commercial, Neighborhood Commercial, Open Space, and Golf Course Open Space. Planning Area 1 is not consistent with the County's General Plan Land Use Map, as the County designations show most of the area as Agriculture. The only portion consistent with the County is in the southwestern portion of Planning Area 1, which shows Medium High Density Residential and Open Space designations in both plans. Planning Area 1 is also included in the City's Agriculture/Equestrian Overlay, which allows agricultural and equestrian land uses to continue until otherwise developed.

Existing land uses within Planning Area 1 are typical of the Agriculture designation of the County of Riverside General Plan, rather than designations provided under the 2002 La Quinta General Plan. Land uses include vacant parcels, agricultural uses, and very low density residential uses.

Planning Area 2 is the larger of the two Planning Areas, accounting for 8,191.7 acres. Residential designations make up approximately 82% of all land uses with 90% designated as Low Density Residential. There are 380.1 acres of commercial uses, including Mixed/Regional Commercial, Community Commercial, and Office. Planning Area 2 is the only area to have industrial lands. Approximately 380.3 acres, or 5%, of lands are within the Industrial land use designation. Other land use designations include Major Community Facilities and Open Space. Planning Area 2 is

inconsistent with the County General Plan as the County Land Use Map shows the majority of land under the Agriculture designation. Areas that are consistent include an area near Jackson Street and Avenue 54, which is designated Low Density Residential, and the Kohl Ranch Specific Plan area on the southeastern portion of Planning Area 2. Planning Area 2 also includes the City's Agriculture/Equestrian Overlay.

Existing land uses within Planning Area 2 are also more typical of the Agriculture designation, found under the County of Riverside General Plan, than designations provided under the 2002 La Quinta General Plan. Land uses include vacant parcels, polo fields, agricultural uses, and very low density residential uses. Two larger subdivisions exist along Jackson Street, located south of Avenue 54 and north of Airport Blvd.

Table 1
Current General Plan Land Use Statistical Summary

	City Limits		City Limits Total	Sphere of Influence		Sphere of Influence Total	P1		P1 Total	P2		P2 Total	Grand Total
General Plan Designations	Devel-oped	Un-developed		Devel-oped	Un-developed		Devel-oped	Un-developed		Devel-oped	Un-developed		
VLDR Very Low Density up to 2 du/ac	261	198.2	459.2				0		0	64.4		64.4	523.6
LDR Low Density up to 4 du/ac	3,202.5	3,096.9	6,299.4	549.5	286.5	836	2,447.20	551.2	2,998.4	5,213.6	846.8	6,060.3	16,194.1
MDR Medium Density up to 8 du/ac	1,063.9	324.2	1,388.1	171.7	66.2	237.9	58.2	62.7	120.8	358.8	100.5	459.3	2,206.10
MHDR Medium-High Density up to 12 du/ac	14.5	69	83.4			0	259.7	78.9	338.6				422
HDR High Density up to 16 du/ac	0.6	86.7	87.3							93.7	71.4	165.1	252.4
Total Residential Acreage	4,542.4	3,775.0	8,317.5	721.3	352.7	1,073.90	2,765.0	692.7	3,457.8	5,730.4	1,018.70	6,749.1	19,598.2
M/RC Mixed Commercial	87.9	309	397	4.5		4.5	0			69.3	14.3	83.6	485
CC Community Commercial	24.2	93.7	117.9				7.2	2.9	10	219.7	33.1	252.8	380.7
NC Neighborhood Commercial	61.8	50.8	112.5				47.2	2.5	49.7				162.2
CP Commercial Park		64	64										64
O Office		39.9	39.9							43.7		43.7	83.6
TC Tourist Commercial	206.2	145.3	351.5										351.5
VC Village Commercial	64.4	68.8	133.2										133.2
Total Commercial Acreage	444.5	771.5	1,216.0	4.5	0	4.5	54.4	5.3	59.7	332.7	47.3	380.1	1,660.2

Table 1
Current General Plan Land Use Statistical Summary

General Plan Designations	City Limits		City Limits Total	Sphere of Influence		Sphere of Influence Total	P1		P1 Total	P2		P2 Total	Grand Total
	Devel-oped	Un-developed		Devel-oped	Un-developed		Devel-oped	Un-developed		Devel-oped	Un-developed		
I Industrial										319.7	60.6	380.3	380.3
MC Major Community Facilities	178.3	13.1	191.3	2		2	29		29		36.7	36.7	259
P Park Facilities	601.3	128	729.3										729.3
OS Open Space	1,246.2	4,258.7	5,505.00					44.5	44.5	496.2	149.4	645.6	6,195.1
G Golf Course Open Space	3,125.3	986.7	4,111.90	229.8	88	317.8	198.8	59.8	258.6				4,688.3
W Watercourse/Flood Control	468.9	132.8	601.7										601.7
Total Other Acreage	5,619.90	5,519.3	11,139.2	231.8	88	319.8	227.8	104.3	332.1	815.9	246.6	1,062.5	12,853.6
Grand Total	10,606.7	10,065.8	20,672.6	957.6	440.7	1,398.30	3,047.3	802.3	3,849.5	6,879.0	1,312.70	8,191.7	34,112.00
Total Acreage	10,606.7	10,065.8	20,672.6	957.6	440.7	1,398.3	3,047.3	802.3	3,849.5	6,879.0	1,312.7	8,191.7	34,112.0



Surrounding Land Uses

The City of La Quinta is located in the eastern Coachella Valley along the base of the Santa Rosa Mountains. A number of jurisdictions surround the City, including the cities of Palm Desert, Indian Wells, Indio, Coachella, and the County of Riverside. Starting on the north side of the City, the surrounding land uses fall within the jurisdictions of Palm Desert, Indian Wells, and unincorporated Riverside County. The land uses within these jurisdictions are very similar to northern portion of La Quinta and include low-density residential neighborhoods, commercial uses, and entertainment facilities. The Indian Wells Tennis Garden, which is situated just west of Washington Street in Indian Wells, is a 55-acre tennis and entertainment facility that includes a year-round, world-class tennis club, and a 16,000 seat stadium.

Land uses to the northeast and east are within the jurisdictions of Indio, Coachella and unincorporated Riverside County, and are primarily commercial, residential, and agricultural uses. The City of Indio has numerous large commercial centers nearby, including the Indio Plaza Shopping Center and the Indio Fashion Mall along Highway 111. Residential uses in Indio and Coachella tend to be more typical of the open neighborhood developments found in northern areas of La Quinta, rather than the private gated communities found in southern La Quinta. The unincorporated communities of Thermal and the Vista Santa Rosa Community lie to the east of La Quinta. The land uses in Thermal include light industrial uses, which are generally associated with agricultural production, as well as residential and commercial uses. The Jacqueline Cochran Regional Airport is located in the westerly part of Thermal, just east of the La Quinta Sphere of Influence. The Vista Santa Rosa Community is a County recognized community whose boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. Vista Santa Rosa is a producer of date and a variety of seasonal crops with rural residential uses, equestrian activities and polo facilities.

The land uses to the east and south of the La Quinta General Plan Update Planning Area are within Riverside County and areas subject to Native American Tribal jurisdiction. These areas are primarily used for agricultural purposes, residential uses, and open space.

Finally, the land uses surrounding the western border of La Quinta are primarily within the County of Riverside, and are designated for open space conservation. The Santa Rosa Mountains are public lands that provide undisturbed views of majestic mountains, and provide a beautiful backdrop for La Quinta.

General Plan Update Preferred Alternative Land Use Plan

The preferred alternative land use plan proposed by the General Plan Update is shown on the General Plan Update Land Use Map (Exhibit 4). The General Plan Update addresses future development for La Quinta and the city's two Sphere of Influence areas. The Plan is proposing changes to the existing land use designations found under the 2002 General Plan. Many of the existing land use designations from the 2002 General Plan have been consolidated into new land use designations. Very Low Density Residential and Low Density Residential, for example, have been consolidated into what is now being called Low Density Residential. It is expected that the Zoning designations will remain as they currently are, and will continue to provide greater specificity relating to land use intensity.

Planning Area 1 and Planning Area 2 have also been removed and are now limited to the Sphere of Influence designated by the Local Agency Formation Commission. The northern Sphere of Influence area from the 2002 General Plan will remain the same for the updated plan. The central and southern

Sphere of Influence areas from the 2002 General Plan Land Use Map have been incorporated into the City, as reflected on the new land use plan. A detailed description of the new land use designations is provided in Table 2. Since 2002, the Local Agency Formation Commission (LAFCO) has amended the City's Sphere of Influence, and several annexations have occurred. The LAFCO action resulted in a Sphere of Influence which totals 8,102 acres, primarily east of the existing City limits. Annexations have occurred since the adoption of the 2002 General Plan: at the north end of the City, east of Washington Street in the vicinity of Darby Road; and the areas which were the central and southern Spheres of Influence; lands between Avenue 60 and Avenue 62, west of Monroe, and lands east of Monroe, between Avenues 59 and 61. Altogether, since adoption of the General Plan in 2002, approximately 2,183 acres of land have been annexed into the City.

Table 2
La Quinta General Plan
Proposed Land Use Designations

Land Use Designation (Density)	Purpose of Land Use
Residential Land Uses	
Low Density Residential, (LDR) (0-4 dwelling unit per gross acres)	Low Density allows for larger lot single-family residential development, subdivisions, country club communities, and the clustering of condominiums or town homes with common area amenities. Equestrian uses are allowed on lots of 1/2 acre or larger. This is the most common land use designation in the City.
Medium/High Density Residential, (M/HDR) (0-16 dwelling units per gross acres)	Allows single family attached and detached units on smaller lots -- particularly in the Cove. Multi-family units including condominiums, town homes and apartments with common area amenities are also appropriate in this designation.
Commercial Land Uses	
General Commercial (GC)	Allows larger community scale shopping centers on parcels 20 acres or larger in size along major arterials. Uses in this designation include a wide range of commercial activities, including all types of retail sales, grocery stores, automobile sales, professional and medical office buildings, restaurants and similar activities. This designation also allows for Mixed Use developments, which combine residential and retail uses in one project.
Tourist Commercial (TC)	Allows resort hotels, tourist commercial retail developments, recreational uses, restaurants and timeshare or fractional ownership. Allows for resort mixed use activities such as single and multi-family residential units, golf courses, timeshares, RV parks and resorts with the preparation of a Specific Plan.
Village Commercial (VC)	Allows retail, professional office, hotels and pedestrian oriented retail development. This designation also allows for Mixed Use developments, which combine, residential and retail uses in one project. General retail stores, including all types of consumer

Table 2
La Quinta General Plan
Proposed Land Use Designations

Land Use Designation (Density)	Purpose of Land Use
	goods, furniture and appliance sales, auto repair and sales are permitted in this designation. Restaurants, both sit-down and fast food, gasoline service stations and general office (ancillary to retail uses) are also permitted in this designation. There is no minimum size for project sites in this designation, but assemblage of smaller parcels is encouraged.
Industrial Land Uses	
Industrial/Light Manufacturing (I/LM)	Allows for non-polluting industrial uses operating entirely in an enclosed structure. Outdoor storage is permitted if fully screened from view. Uses include clean manufacturing, airport related uses, warehousing and distribution, and mini-storage.
Other Land Uses	
Major Community Facilities	This designation is applied to existing or planned municipal, educational, non-profit and/or religious organizations, or public service facilities. Typical land uses within this designation include civic centers and other governmental offices, fire stations, schools, facilities for non-profit organizations and utility substations.
Open Space (OS)	This designation includes parks, open space, golf courses, and watercourses.

Incorporated La Quinta

The General Plan Update Use Map shows the new land use designations proposed by the General Plan Update. As mentioned above, the new land use map shows changes and consolidations from the 2002 General Plan land use designations. Discussed below are the changes found throughout the incorporated portion of the General Plan Update Planning Area.

The General Plan Update proposes changes to residential land use designation definitions in the City. Very Low Density Residential, which allowed up to two units per acre, is being combined with Low Density Residential. The new designation will be called Low Density Residential, and will allow 0 to 4 units per acre. As shown in Table 3, approximately 5,847 acres, or 26% of total lands, are designated for Low Density Residential. There are 1,676 acres of vacant Low Density Residential area that will accommodate about 5,028 new units. Currently there are 19,307 dwelling units already within the Very Low and Low Density Residential land use designations. Medium Density (0-8 units per acre), Medium High Density (0-12 units per acre), and High Density (0-16 units per acre) will be consolidated into Medium/High Density Residential. Medium/High Density Residential will allow 0 to 16 units per acre. Many areas in the City including the Cove area, areas south of PGA West, and north of Highway 111, will change from Medium Density Residential to Medium/High Density Residential. The Medium High Density Residential designation found in the far southern portion of the City, west of Monroe Street and south of Avenue 60, will also change to Medium/High Density Residential. Additionally, the remaining area of High Density Residential from the 2002 General Plan will change to Medium/High Density Residential. As shown in Table 3, approximately 1,632 acres, or 7% of total lands, are designated for Medium/High Density Residential. There are 350 acres of

vacant Medium/High Density Residential available that will accommodate approximately 3,153 new units. Currently there are 2,182 multi-family units within the Medium/High Density Residential land use designation. The La Quinta General Plan Update also allows for mixed use residential to be a component of General Commercial, Tourist Commercial and Village Commercial. However, the potential for residential development in these designations cannot be currently quantified, as development standards and location will be determined in the Zoning Ordinance. These units, therefore, have not been included in the build out calculations for the City.

In summary, the La Quinta General Plan Update proposes to accommodate approximately 29,669 homes on 7,478 acres of residential land within incorporated areas. This includes 21,489 existing units and 8,180 proposed units within the incorporated areas of the City.

The General Plan Update proposes changes to commercial designations in the City. Mixed/Regional Commercial, Community Commercial, Neighborhood Commercial, Commercial Office and Commercial Park will be consolidated into the new General Commercial designation. The largest concentration of General Commercial will continue to occur along Highway 111 between Washington Street and Jefferson Street. As shown in Table 3, approximately 570 acres, or 2% of total lands, will be designated as General Commercial. Currently, based on average lot coverage of 22%, there are estimated to be 3,672,282 square feet of existing General Commercial space, and also assuming 22% building coverage, 1,786,308 square feet of space could result from future development.

Resort Mixed Use and Tourist Commercial will be consolidated into the Tourist Commercial designation. The Resort Mixed Use designation was not assigned to any parcel of land under the 2002 General Plan, but was rather designed for the preparation of a Specific Plan. According to Table 3, approximately 347 acres, or 2% of total lands, will be designated as Tourist Commercial. Currently, based on average lot coverage of 22%, there are 1,996,181 square feet of existing Tourist Commercial space, and also assuming 22% building coverage, 1,382,232 square feet of space could result from future development.

The Village Commercial designation proposed for the General Plan Update will not change from the 2002 General Plan. The Village Commercial designation occurs only within the Village area of La Quinta. Approximately 90 acres, or 0.4% of total lands, are designated for Village Commercial. Currently, based on average lot coverage of 22%, there are 741,740 square feet of Village Commercial space, and also assuming 22% building coverage, 123,623 square feet of space could result from future development. In total, the City of La Quinta General Plan Update proposes to accommodate approximately 2,802,607 square feet of new commercial space within incorporated areas.

In summary, the La Quinta General Plan Update proposes to accommodate 9,648,366 square feet of commercial land uses within incorporated areas. This includes 6,410,202 square feet of existing commercial square footage and 3,238,163 square feet of future development.

The General Plan Update proposes changes to open space and recreation designations in the City. Park, Open Space, Golf Course and Watercourse will be consolidated into the Open Space designation. The majority of Open Space in La Quinta exists in the western and southwestern portion of the City, however all golf courses, parks, lakes, and watercourses throughout the city are also designated Open Space. Table 3 shows there to be approximately 12,038.8 acres of Open Space designated for La Quinta. Open Space will account for approximately 53% of all lands within the City.

Major Community Facilities and Street Rights-of-Way designations will not change from the 2002 General Plan. Currently there are 238 acres of developed Major Community Facilities, and 160 proposed for future development. In total, 398 acres will develop as Major Community Facilities. Land set aside for Street Rights-of-Way include 1,672.0 acres that are currently developed, and 261.7 acres proposed for future development. In total, 1,933.7 acres, or approximately 8% of incorporated lands, will develop as Street Rights-of-Way.

Table 3 Proposed Land Use Summary –City Limits						
Land Use Designation	Developed (Acres)	Vacant (Acres)	Total (Acres)	Existing Units	Potential Units	Total Units
Low Density Residential	4,170.6	1,675.9	5,846.5	19,307	5,028	24,335
Medium/High Density Residential	1,281.4	350.3	1,631.7	2,182	3,153	5,335
Total	5,452.0	2,026.2	7,478.2	21,489	8,180	29,669
				Existing SF	Potential SF	Total SF
General Commercial	383.2	186.4	569.6	3,672,282	1,786,308	5,458,591
Tourist Commercial	208.3	138.6	346.9	1,996,181	1,328,232	3,324,412
Village Commercial	77.4	12.9	90.3	741,740	123,623	865,363
Total	668.9	337.9	1,006.8	6,410,202	3,238,163	9,648,366
Major Community Facilities	238.0	160.0	398.0			
Open Space	6,518.0	5,520.8	12,038.8			
Street Rights-of-Way	1,672.0	261.7	1,933.7			
Grand Total	14,548.9	8,306.6	22,855.5			

Sphere of Influence

The Sphere of Influence boundaries have changed since the 2002 General Plan. As shown in the General Plan Update Land Use Map, Exhibit 4, there are two Sphere of Influence areas, including a northern portion and the eastern portion. The northern Sphere of Influence is located north of Fred Waring Drive and east of Washington Street, at Darby Road. The boundaries for the northern Sphere of Influence are the same as they were in the 2002 General Plan. The eastern Sphere of Influence includes the area east of Monroe Street. The boundaries for the eastern Sphere of Influence have changed from the 2002 General Plan due to recent annexations and interest to reduce the overall size of the Sphere. Exhibit 4 reflects changes that have occurred and shows the new boundary. The new eastern Sphere of Influence boundary includes lands primarily east of Monroe Street, south of Avenue 52, west of Harrison Street, and north of Avenue 62. A small area east of Monroe Street, directly north and south of Avenue 60, is included in the incorporated City.

The General Plan Update currently designates those lands in the northern Sphere of Influence as Low Density Residential. Low Density Residential is also the main designation proposed for the eastern

Sphere of Influence. According to Table 4, 7,379.1 acres, or approximately 91% of total Sphere of Influence lands, are designated for Low Density Residential. Medium/High Density Residential land uses are minimal in the Sphere of Influence, as only 24 total units are proposed under this designation. Approximately 20,731 new residential units are proposed in the Sphere of Influence. Currently, there are only about 786 units total in the Sphere of Influence. A large portion of the Sphere of Influence to the east of the City consists of the unincorporated community of Vista Santa Rosa. Although the Low Density Residential land use designation has been applied to Vista Santa Rosa, policy in the General Plan Update will require the master planning of the area after adoption of the General Plan, to address specific issues of density, equestrian lifestyle, and associated items important to the community.

Non-residential designations are also proposed in the Sphere of Influence, including General Commercial, Industrial/Light Manufacturing, and Major Community Facilities. These designations will occur only in the eastern Sphere of Influence. General Commercial designations are proposed along Monroe Street, Van Buren Street and Harrison Street. According to Table 4, 285.1 acres, or approximately 2,732,170 square feet of space could occur in the General Commercial designation, primarily on the west side of Harrison Street, adjacent to the Jacqueline Cochran Airport. Currently, assuming 22% building coverage, there are estimated to be 273,121 square feet of existing commercial uses within the General Commercial land use designation in the Sphere of Influence. Industrial/Manufacturing lands are proposed along Airport Blvd. and Harrison Street, and will accommodate 611,408 square feet of space for industrial use. There are currently no industrial/light manufacturing uses in the Sphere of Influence. Major Community Facilities are also found in the eastern Sphere of Influence and will provide 29.8 total acres for municipal services, schools and similar public and quasi-public facilities. Currently most of these facilities are built, as only 1.6 acres are available for future development. In regards to Street Rights-of-Way, the Sphere of Influence will see 318.5 acres devoted to this land use, with most occurring in future development.

Table 4 Proposed Land Use Summary – Sphere of Influence Only						
Land Use Designation	Developed (Acres)	Vacant (Acres)	Total (Acres)	Existing Units	Potential Units	Total Units
Low Density Residential	567.0	6,812.7	7,379.7	786	20,438	21,224
Medium/High Density Residential	0.2	24.4	24.6	-	293	293
Total	567.2	6,837.1	7,404.3	786	20,731	21,517
				Existing SF	Potential SF	Total SF
General Commercial	28.5	256.6	285.1	273,121	2,459,049	2,732,170
Total	28.5	256.6	285.1	273,121	2,459,049	2,732,170
				Existing SF	Potential SF	Total SF
Industrial/Lgt. Mfg.	0.0	63.8	63.8	-	611,408	611,408
Total	0.0	63.8	63.8	-	611,408	611,408
Major Community Facilities	28.2	1.6	29.8			
Street Rights-of-Way	66.9	251.6	318.5			
Grand Total	690.8	7,410.7	8,101.5			

General Plan Update Total Planning Area

The La Quinta General Plan Update land use tables are summarized below in Table 5. According to the total Planning Area calculations, the General Plan Update will accommodate 28,838 new residential units among 8,863.3 acres of vacant land designated for Low Density and Medium/High Density Residential. Currently, there are approximately 22,275 existing residential units among 6,019 developed acres. A grand total of 51,113 residential dwelling units are proposed on 14,882.5 acres of land devoted to residential uses at buildout.

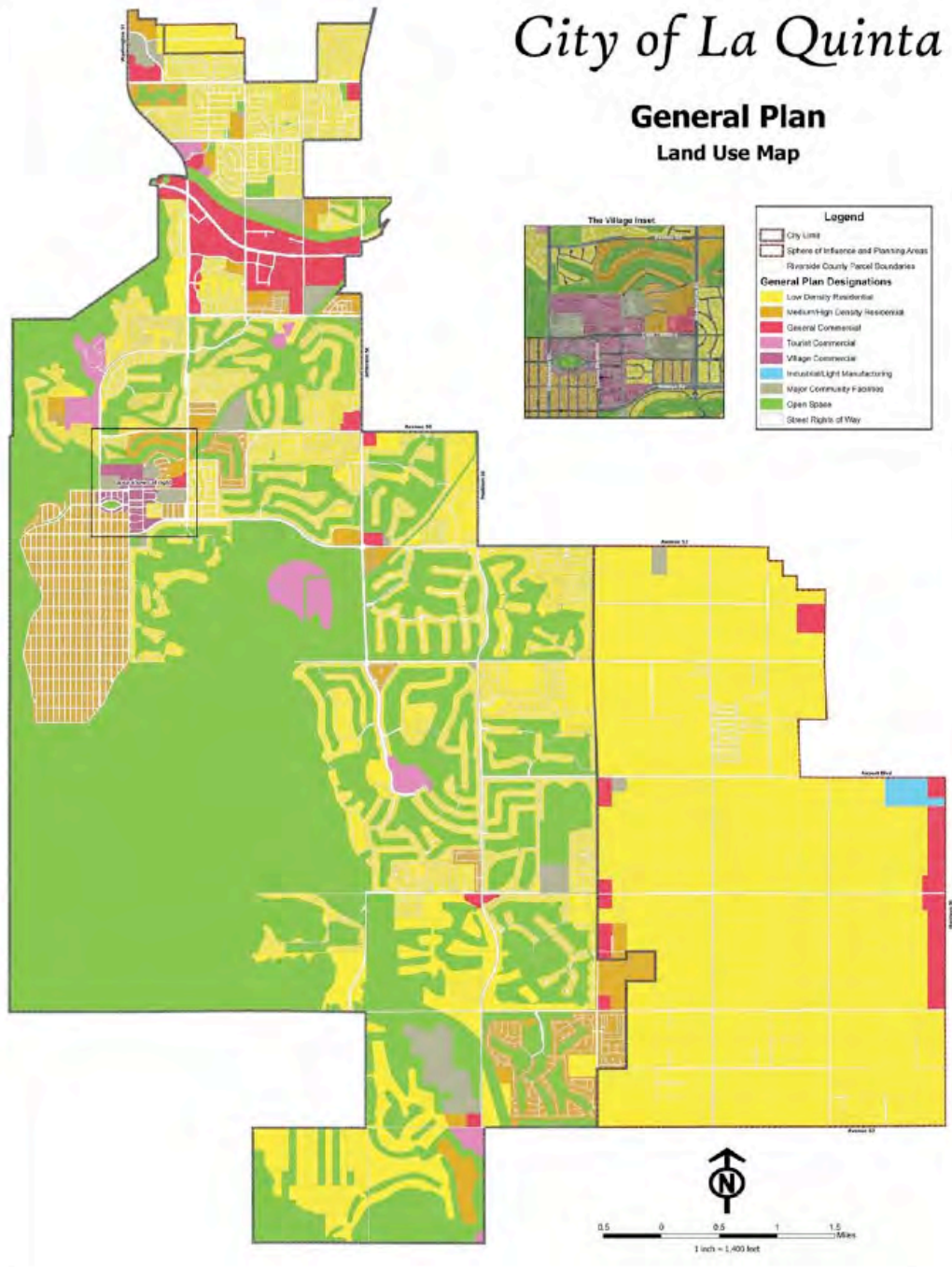
Approximately 5,697,212 square feet of new commercial space will be provided among General, Tourist and Village Commercial designations. Currently, there are 6,683,324 square feet of existing commercial space among all the commercial designations. A grand total of 12,380,536 square feet of commercial uses are proposed at buildout, in both the City and the Sphere of Influence.

Finally, the General Plan Update is proposing 63.8 acres of Industrial/Light Manufacturing, and 162 acres of new Major Community Facilities. Currently, there are zero acres developed as industrial uses, and 266 acres developed as Major Community Facilities.

Table 5 Proposed Land Use Summary -- Total						
Land Use Designation	Developed (Acres)	Vacant (Acres)	Total (Acres)	Existing Units	Potential Units	Total Units
Low Density Residential	4,737.6	8,488.6	13,226.2	20,093	25,466	45,559
Medium/High Density Residential	1,281.6	374.7	1,656.3	2,182	3,372	5,554
Total	6,019.2	8,863.3	14,882.5	22,275	28,838	51,113
				Existing SF	Potential SF	Total SF
General Commercial	411.7	443.0	854.7	3,945,403	4,245,358	8,190,761
Tourist Commercial	208.3	138.6	346.9	1,996,181	1,328,232	3,324,412
Village Commercial	77.4	12.9	90.3	741,740	123,623	865,363
Total	697.4	594.5	1,291.9	6,683,324	5,697,212	12,380,536
Industrial/Lgt. Mfg.	0.0	63.8	63.8	0	611,408	611,408
Major Community Facilities	266.2	161.6	427.8			
Open Space	6,584.9	5,520.8	12,038.8			
Street Rights-of-Way	2,362.8	513.3	2,252.2			
Grand Total	15,239.7	15,717.3	30,957.0			

City of La Quinta

General Plan Land Use Map



Source: AIS Aerial Information Systems, Preferred General Plan Land Use Map, 08.10.10

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the following checklist.

X	Aesthetics	X	Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology /Soils
X	Hazards & Hazardous Materials	X	Hydrology / Water Quality	X	Land Use / Planning
X	Mineral Resources	X	Noise	X	Population / Housing
X	Public Services	X	Recreation	X	Transportation/Traffic
X	Utilities / Service Systems	X	Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? (La Quinta General Plan Exhibit 3.6 "Image Corridors")			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (California DOT: www.dot.ca.gov)		X		
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Project Description)	X			
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (Project description)	X			

I.

- a. Although the General Plan Update project is not a construction project, the Plan will provide policy and programs to facilitate new development within the incorporated areas, as well as the proposed Sphere of Influence. The 2002 General Plan Exhibit 3.6 "Image Corridors" provides a good indication of where existing image corridors, or scenic vistas exist. The General Plan will provide policies and programs to protect scenic vista areas, and the City Zoning Ordinance will provide regulations related to building bulk and mass. Review of future development plans will provide any mitigation needed to protect scenic vistas. Further assessment of substantial adverse effect on a scenic vista should be made in the EIR.
- b. The grading and construction activities that will occur as a result of implementation of the General Plan Update have potential to damage scenic resources, including vegetation, rock outcroppings, and historic buildings. No portion of the Planning Area is adjacent to or visible from an officially designated state scenic highway according to the California Department of Transportation. A number of recorded historic-period buildings exist in the La Quinta Planning Area. Potential impacts to these structures from implementation of the General Plan, and mitigation to reduce any such impacts to less than significant levels, will be discussed in the EIR.
- c. The implementation of the La Quinta General Plan Update will allow for continued urbanization and the potential to degrade the existing visual character of the City and surrounding areas. Land clearing, grading and construction activity have the potential to impact existing scenic resources, especially in the Sphere of Influence, which is predominantly agricultural in nature. Future development is expected to be compatible with existing land uses, nonetheless, these issues should be further addressed in the EIR.

- d. The City of La Quinta enjoys good visibility of dark night skies due to desert dry air. Dark nighttime skies are considered a valued scenic resource. The General Plan Update will facilitate development that has the potential to create substantial light and glare from increased urbanization. The EIR will include further analysis and mitigation measures.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (California Department of Conservation)	X			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (California Department of Conservation)	X			
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (General Plan Update Land Use Map, RCIP)	X			

II.

- a. According to the Riverside County Important Farmland Map of 2008, the California Department of Conservation has identified lands in the far eastern portion of incorporated La Quinta, and areas in the Sphere of Influence as Prime Farmland and Unique Farmland. Prime Farmland are lands that have the best combination of physical and chemical features able to sustain long-term agricultural production, and Unique Farmland has lesser quality soils used for growing the State's leading crops. The General Plan Update designates these areas for future residential and commercial development. Potentially Significant impacts to these lands will be further assessed in the EIR.
- b. The General Plan Update will provide new land use designations for the City and Sphere of Influence. Currently the Sphere of Influence is under County jurisdiction, which designates some of these lands for Agricultural use. The General Plan Update proposes residential, commercial, and industrial use designations, which have the potential to conflict with the County's existing zoning. Annexation of these areas into the City of La Quinta will allow these lands to be under designations set by the General Plan Update. It is unknown whether any lands within the General Plan planning are under Williamson Contract. The long-term impacts to lands currently agriculturally designated, and under the Williamson Act need to be identified and evaluated in the EIR.
- c. The General Plan Update proposes to re-designate lands under the County of Riverside General Plan from agriculture to residential, commercial, and industrial uses. The General Plan Update, therefore, will result in the conversion of farmland to non-agricultural uses. This potential significant impact should be further assessed in the EIR.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (2007 Air Quality Management Plan)			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2007 Air Quality Management Plan)	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (2007 Air Quality Management Plan)	X			
d) Expose sensitive receptors to substantial pollutant concentrations? (General Plan Land Use Map)	X			
e) Create objectionable odors affecting a substantial number of people? (General Plan Land Use Map)		X		
f) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment? (SCAQMD)	X			
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (SCAQMD)	X			

III.

- a. The General Plan Update Planning Area is located within the South Coast Air Quality Management District (SCAQMD). The SCAQMD's jurisdiction consists of two air basins, including the South Coast Air Basin, and the Riverside County portion of the Salton Sea Air Basin, which includes the Coachella Valley. In 2007, the SCAQMD finalized the 2007 Air Quality Management Plan (AQMP), which proposes policies and measures to achieve federal standards for healthful air quality for all SCAQMD areas, including Salton Sear Air Basin. The La Quinta General Plan Update does not propose to

conflict with the implementation of the AQMP. However, as changes in the land use map are proposed, potential increases in intensity could result in greater air emissions, and thereby conflict with the Plan. Issues related to the AQMP will be further assessed in the EIR.

- b. The La Quinta General Plan Update proposes new land use designations that may generate particulate matter (PM_{2.5} and PM₁₀), pollutant emissions that are subject to local and regional air quality plans. Buildout of the proposed General Plan Planning Area, which includes the Sphere of Influence, has the potential to result in exceedances of established SCAQMD air quality thresholds. Issues related to potential violation of an established air quality standard will be further assessed in the EIR.
- c. According to the SCAQMD's 2007 Air Quality Management Plan, the Coachella Valley exceeds the federal ozone standard and is classified as a "serious" ozone non-attainment area. Temporary impacts such as grading and construction of future development caused by the proposed General Plan Update are expected to result in a net increase in these pollutants. Permanent impacts and increases in pollutants from mobile sources such as automobiles and other vehicular traffic, and stationary sources such as HVAC systems, also have potential to generate pollutants during the buildout of the General Plan Planning Area. The level of impacts should be analyzed and appropriate mitigation measures set forth in the EIR.
- d. The proposed General Plan Update has the potential to facilitate development of new facilities considered sensitive receptors, such as day care facilities, schools, and elder care facilities. Sensitive receptor exposure to pollutant concentrations will be evaluated in the EIR.
- e. The La Quinta General Plan Update proposes primarily a mix of low-density residential and commercial uses. A small area in the eastern portion of the Sphere of Influence is designated as industrial and light manufacturing, which may create limited amounts of objectionable odors. The General Plan Update does propose to change land uses in the Sphere of Influence from the County's agriculture designation to non-agricultural uses, which may help alleviate existing odors related to agricultural production. Potential impacts should be further evaluated in the EIR.
- f. The La Quinta General Plan Update proposes land use designations in the Sphere of Influence that would facilitate urbanization in areas currently used for agricultural purposes. Increased activities related to urbanization, such as automobile use, energy demand, and construction activities, would potentially increase levels of known greenhouse gases including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (NO₂), ozone (O₃) and hydrofluorocarbons. Potential significant impacts to greenhouse gas production should be further evaluated in the EIR.
- g. A Greenhouse Gas Reduction Plan for the City of La Quinta is currently being developed to provide general information about greenhouse gases and climate change. The Plan will help determine the 2005 inventory and baseline, the 2020 forecast under business as usual conditions, and the proposed reduction measures that will enable the City of La Quinta to achieve the targeted reduction level. The goal of the Plan is to limit greenhouse gas emissions that contribute to climate change. Potential significant impacts related to greenhouse gases must be analyzed in the EIR in the context of the Greenhouse Gas

Reduction Plan, and any other plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (CVMSHCP, p. ES-1 ff)	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (CVMSHCP, p. ES-1 ff)	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (CVMSHCP, p. ES-1 ff)		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (CVMSHCP, p. ES-1 ff)		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (CVMSHCP, p. ES-1 ff)				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (CVMSHCP, ES-1)			X	

IV.

- a. A number of plants and animals occurring within the La Quinta General Plan Planning Area are considered special status species, which includes species listed as threatened or endangered by federal and state governments. The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) was finalized in 2008 to address the need for conservation of unfragmented habitat areas for a number of special status species. The General Plan Update will abide by the CVMSHCP and provide policies and programs intended to protect these species, including protection of sensitive habitats. A biological resources study will be prepared for the General Plan Update, to determine what species could be impacted by the buildout of the General Plan, and what mitigation measures may be needed to reduce impacts to these species. The EIR should further evaluate potential impacts to sensitive species.
- b. The City of La Quinta and the Sphere of Influence contain areas of valuable habitat that support special status species. Many of these threatened species are located within the sandy flats and dunes and Sonoran Desert Scrub habitats found throughout the Planning Area. There are several ephemeral stream courses and natural water courses present in the Planning Area. The potential for future development associated with the General Plan Update to impact these resources should be further assessed in the EIR.
- c. There are numerous ephemeral streams and waterways in the Planning Area, although no wetlands are known. The Whitewater River/Coachella Valley Storm Channel bisects the northern portion of the General Plan Planning Area. Any future development project under the General Plan Update that proposes to alter a streambed or bank of a potential wash will require site-specific California Streambed Alteration Agreement permitting with the California Fish and Game Code. The potential for future development associated with the General Plan, and the impact on these resources, should be further assessed in the EIR.
- d. The General Plan Planning Area includes a variety of migrating avian species. Many of these avian species rely on nesting habitats found throughout the Planning Area including Desert Dry Wash Woodland habitats. Many of the migrating bird species are not designated as species of concern; however, nearly all of them are protected by the Migratory Bird Treaty Act. The CVMSHCP provides conservation areas to protect habitat necessary for these migrating birds. The General Plan Update will facilitate development on lands currently vacant and that may be used as corridors by wildlife, and therefore has the potential to impede ability of wildlife to move throughout the Planning Area. The General Plan will abide by the CVMSHCP in regards to preserving important corridors and habitat areas, however the EIR should further evaluate impacts to migratory wildlife.
- e. The City of La Quinta does not have goals, policies, programs, or ordinances, such as a tree preservation policy or ordinance, which mandates the protection of specific biological resources. The City of La Quinta's participation in the CVMSHCP provides preservation and conservation of special status species found throughout the region. These issues will further be evaluated in the EIR.
- f. The General Plan Update Planning Area is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP is a regional conservation planning effort that encompasses approximately 1.2 million acres of the Coachella

Valley, including the City of La Quinta and Sphere of Influence. The CVMSHCP and Final EIR/EIS were released in early 2006 for local jurisdiction approval, and were finalized in 2008. The CVMSHCP's goal is to minimize and mitigate impacts related to the taking of many special status species and provide for conservation of lands associated with such species. The City of La Quinta has signed a Memorandum of Understanding, otherwise known as the "Planning Agreement", to participate in efforts of the CVMSHCP. The buildout of the General Plan, as it relates to implementation of the CVMSHCP, must, however, be considered in the EIR, to assure that it is consistent with the requirements of that Plan.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5'? (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff)		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5'? (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff)		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff)		X		
d) Disturb any human remains, including those interred outside of formal cemeteries? (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff)			X	

V.

- a. Based on cultural resources surveys, the Planning Area is known to contain a number of historical sites. Therefore, future development facilitated by implementation of the General Plan Update has potential to result in alteration or destruction of historical resources. The General Plan includes policies and programs, including review of development plans to assess potential impacts to cultural resources and continued preservation efforts, which are expected to reduce potential impacts to less than significant levels. These issues should, nonetheless, be addressed in the EIR.
- b. Based on past archaeological resource surveys, the Planning Area is known to contain a number of archaeological sites. Therefore, future development facilitated by implementation of the General Plan Update has the potential to result in alteration or destruction of archaeological resources. The General Plan includes policies and programs, including review of development plans to assess potential impacts to archaeological resources and continued preservation efforts, which are expected to reduce potential impacts to less than significant levels. These issues should, nonetheless, be addressed in the EIR.
- c. Invertebrate fossils have been discovered primarily in the southern portion of the General Plan Planning Area, south of Avenue 52 and east of Jefferson Street, in areas known to have been within the ancient Lake Cahuilla beds. The General Plan Update includes policies and programs, including review of development plans to assess potential impacts to paleontological resources and continued preservation efforts, which are expected to reduce potential impacts to less than significant levels. These issues should, nonetheless, be addressed in the EIR.

- d. California law requires that any human remains found when excavations occur be reported to law enforcement. Further, law enforcement is required to determine if the remains have the potential to be culturally significant to local Native American Tribes, and to contact the Tribes if they are determined to be so. The General Plan Update policies will abide by California law and include communication with Native American groups to mitigate any significant impact related to disturbing of human remains. These issues should, nonetheless, be addressed in the EIR.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (2002 LQ General Plan, MEA, p.97-ff.,)		X		
ii) Strong seismic ground shaking? (2002 LQ General Plan, MEA, p.97-ff.,)		X		
iii) Seismic-related ground failure, including liquefaction? (2002 LQ General Plan, MEA, p.97-ff.,)	X			
iv) Landslides? (2002 LQ General Plan, MEA, p.97-ff.,)		X		
b) Result in substantial soil erosion or the loss of topsoil? (2002 LQ General Plan, MEA, p.97-ff.,)		X		
c) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property (2002 LQ General Plan, MEA, p.97-ff.,)			X	
d) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (2002 LQ General Plan, MEA, p.97-ff.,)		X		

VI.

a.

- i. The General Plan Update Planning Area is not located within the boundaries of an Alquist-Priolo Earthquake Hazard Zone. The San Andreas Fault Zone, which is a mapped Alquist-Priolo Earthquake Fault Zone, is located approximately 3.5 miles northeast of the General Plan Planning Area. The close proximity to the San

Andreas Fault Zone would expose people to extreme shaking from an earthquake within the Fault zone, however because the Planning Area is not within the zone, implementation of the General Plan Update would not expose people to a surface rupture within the Fault Zone. The General Plan Update will provide policies and programs that will lessen effects of nearby surface rupture associated with a geological event. Surface rupture concerns will be further evaluated in the EIR.

- ii. There are several earthquake faults in proximity to the General Plan Update Planning Area, including the San Andreas Fault zone, San Jacinto fault zone and others. As mentioned earlier, the San Andreas Fault zone is approximately 3.5 miles from the Planning Area, and the San Jacinto is approximately 16.3 miles southwest of the area. The San Andreas Fault zone has the potential to cause a magnitude 8.0, according to the California Geological Survey. The Planning Area would experience significant ground shaking during an earthquake on nearby faults, as seen from previous earthquakes. Future development within the proposed General Plan area has potential to expose people and structures to hazards associated with strong seismic groundshaking, however strict building codes and the policies and programs from the General Plan Update should help mitigate impacts to less than significant levels. Issues related to seismic ground shaking should be further assessed in the EIR.
 - iii. Earthquakes can cause seismic-related ground failure, including liquefaction and slope failure. Liquefaction occurs in saturated, loose, or fine-to medium-grained sands and silty soil typically in areas where shallow groundwater tables exist. Extreme seismic shaking causes water to fill pores between soil grains and thus can cause soils to lose strength and behave like liquid or semi-viscous substances. Liquefaction can cause buildings to sink, tilt, or slump and buried structures, such as septic tanks, to rise above the ground surface. The eastern portion of the General Plan Planning Area exhibits soils that have moderate to high liquefaction susceptibility. Potential significant impacts need to be assessed in the EIR.
 - iv. Slope failure is another seismic related ground failure and occurs when seismic shaking causes unstable slopes to produce landslides and rockfalls. The foothills and mountains in the southern and western portions of the General Plan Update Planning Area is susceptible very high slope failure. The General Plan Update will provide policies and programs to address seismic related ground failure, however potential significant impacts need to be assessed in the EIR.
- b. The General Plan Update Planning Area is susceptible to erosion due to extreme topographic relief between the valley and the surrounding mountains. The various soil, rock, and vegetation scattered throughout these areas contribute to conditions favorable to erosion, runoff, and sedimentation processes. Strong winter rains, monsoon storms and wildfires can further contribute to erosion along steep slopes. Strong winds also cause erosion in the undeveloped sandy dunes found in the northern portion of the Planning Area are also susceptible to erosion. Natural erosion is exacerbated by human activities such as agriculture and land development, including grading, alteration of natural drainage patterns, soil compaction, cut and fill slopes, and decrease in impermeable surfaces. Erosion caused by future development activities proposed by the General Plan Update, has the potential to affect soils. The General Plan Update policies and programs

would provide mitigation measures to reduce significant effects related to substantial soil erosion or the loss of topsoil. The EIR will further assess erosion issues.

- c. Expansive soils include fine-grained soils, such as silt and clay, which can undergo significant volumetric changes due to changes in moisture content. The La Quinta General Plan Planning Area is susceptible to expansive soils, particularly in eastern portions of the Planning Area, including the Sphere of Influence. The General Plan Update will address mitigation measures to reduce soil expansion associated with development. Risks associated with expansive soil should be further evaluated in the EIR.
- d. The Coachella Valley Water District is responsible for sanitary sewage collection in the entire General Plan Update Planning Area. Many homes and business south of Airport Blvd within the Sphere of Influence, however, currently operate on individual private septic systems. It is anticipated that development proposed after the General Plan Update will require connecting to CVWD sewage lines. The suitability of soils in areas that will continue to support septic systems or alternative wastewater treatment systems should be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (2002 LQ General Plan MEA, p. 95 ff.)		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (2002 LQ General Plan MEA, p. 95 ff.)		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (2002 LQ General Plan MEA, p. 95 ff.)		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? www.envirostor.dtsc.ca.gov)		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map)		X		
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map)				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (2002 LQ General Plan MEA p. 95 ff)		X		

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (2002 LQ General Plan MEA p. 95 ff)			X	
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VII.

- a. The La Quinta General Plan Planning Area and Sphere of Influence are located near four hazardous materials transportation corridors. The Southern Pacific Railroad, U.S.-Interstate 10, are located approximately 2.5 miles north of the Planning Area and State Highway 86 occurs immediately east of the Sphere of Influence. State Highway 111 runs through the northern portion of the Planning Area. All four transportation corridors have the potential to be involved in the transport of hazardous wastes and materials. The proposed General Plan Update will facilitate continued urbanization that may result in development that includes the production, storage, use or transport of hazardous or toxic materials. Potential hazards to existing and future development should be further assessed in the EIR.
- b. The City of La Quinta General Plan Update Planning Area is primarily a residential community, with some commercial and agricultural related uses. The Planning Area does not have heavy industrial uses that have the potential to release large amounts of hazardous materials, however smaller scale hazardous/toxic materials generators, such as dry cleaning facilities, agricultural uses, auto repair shops, and gas stations exist and could potentially release hazardous materials into the environment. The City also has high-pressure natural gas transmission and supply lines that are 2 to 8 inches in diameter and traverse most of the developed areas of the City, including along Washington Street, Highway 111, and Harrison Street right-of-ways. The General Plan Update will facilitate new development in the Planning Area, which may increase the number of smaller scale hazardous material generators. The General Plan Update will provide goals, policies, and programs to alleviate the risk associated with the release of toxic and hazardous materials through land use planning. Risk associated with release of hazardous materials into the environment should be further addressed in the EIR.
- c. The General Plan Update will facilitate new development, which may include both new schools and additional small-scale hazardous material generators. The Plan, however, will provide policies and programs that discourage incompatible land uses, such as hazardous emission generators locating adjacent to schools. Through careful review of development plans and good land use planning, the General Plan Update is expected to minimize impacts associated with emitting hazardous waste within one-quarter mile of an existing or proposed school, however the EIR should further address these issues.
- d. The General Plan Update Planning Area, which includes the Sphere of Influence, is not on a list of hazardous materials sites compiled pursuant to Government Code 65962.5. However, the EIR will need to further assess if any hazardous sites exist that could potentially create a significant hazard to the public or environment.
- e. The Bermuda Dunes Airport occurs 2.5 miles north of the City limits. The City is outside that airport's area of influence. The Jacqueline Cochrane Regional Airport is located east

of the Sphere of Influence portion of the General Plan Update Planning Area, directly east of Harrison Street. The proposed General Plan Update would facilitate primarily light industrial and commercial development in proximity to the airport. Potential adverse impacts to future development in proximity to the airport should be further assessed in the EIR.

- f. The General Plan Update Planning Area does not occur in the vicinity of any private airstrip, therefore future development proposed by the General Plan will have no impact on safety of future populations residing in the area. No further discussion of this issue is necessary.
- g. The General Plan Update Planning Area is subject to significant environmental hazards such as earthquakes, floods, and other hazards which can threaten life and property in the area. The City of La Quinta developed the City's Multi-Hazard Functional Plan in 1996 to prepare for emergency situations. New development facilitated by the proposed General Plan Update is not expected to interfere with Multi-Hazard Functional Plan, however the EIR should address impacts associated with new development and population growth on the adopted emergency response plan.
- h. The General Plan Update Planning Area is situated in a region subject to wildland fires due to topographic relief, and areas containing brush-covered hillsides. The western portion of the Planning Area is located at the base of the Santa Rosa Mountains, which is vegetated with sparse Sonoran Creosote Bush Scrub, Desert Dry Wash Woodland communities, and Sonoran Mixed Woody and Succulent Scrub. The region is also subject to strong winds and extreme summer daytime temperatures. The General Plan provides policies and programs to ensure adequate provision of fire protection services and emergency services accessibility to development. The EIR should thoroughly assess potential adverse impacts to future development.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements? (2002 LQ General Plan MEA, p. 93 ff.)		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (2002 LQ General Plan MEA, p.92 ff.)	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (2002 LQ General Plan MEA, p.107-ff.)		X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (2002 LQ General Plan MEA, p.107-ff.)		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (2002 LQ General Plan MEA, p.107-ff.)		X		
f) Otherwise substantially degrade water quality? (2002 LQ General Plan MEA, p.92-ff.)		X		

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2002 LQ General Plan MEA, p.107-ff.)		X		
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (2002 LQ General Plan MEA, p.107 ff.)		X		
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (2002 LQ General Plan MEA, p. 107-ff.)		X		
j) Inundation by seiche, tsunami, or mudflow? (2002 LQ General Plan MEA, p. 107-ff.)			X	

VIII.

- a. Groundwater quality in the Coachella Valley is considered generally good to excellent, however concentrations of total dissolved solids continue to threaten water quality. Increases in total dissolved solids have occurred due to agricultural production, use of fertilizers at golf courses, and continued importation of Colorado River water. The City of La Quinta, however, participates in the National Pollution Elimination System (NPDES), which requires adoption of stormwater management plans and programs to reduce effects of pollutants entering stormwater systems. Effluent from septic systems also threaten water quality, and many existing uses within the Sphere of Influence are currently operating with septic systems. Waste discharge leakage has the potential to violate discharge requirements. The General Plan Update will facilitate new development into the Planning Area, and may cause a reduction in water quality, however goals, policies, and programs are expected to help reduce impacts on water quality. The EIR should further analyze impacts associated with water quality.
- b. The Coachella Valley is located in the Whitewater River Sub-basin. Within the Whitewater Sub-basin, the Valley is broken further into the upper Thermal and lower Thermal subareas. The expansion of development and agriculture in the Coachella Valley, and particularly in the lower Thermal sub-basin, over which La Quinta occurs, has been shown to deplete groundwater storage supplies. The Coachella Valley Water District (CVWD) and Desert Water Agency import water from the Metropolitan Water District of Southern California (MWD) to recharge groundwater in the Whitewater Sub-basin in the Upper Thermal subarea. The CVWD also operates a recharge facility south of Lake Cahuilla in the lower Thermal subarea to recharge local groundwater supplies. The proposed General Plan Update will facilitate new development, which may result in reduction of groundwater due to increased consumption and increased amount of impervious areas. The EIR should further assess potential impacts to groundwater resources.

- c. The City of La Quinta and Sphere of Influence are located in a desert climate, however periodic summer monsoonal rains and winter storms can cause intense long and short-duration rainfall. The main storm channels in the City include the Coachella Valley Stormwater Channel, located north of Highway 111, and Bear Creek, located in the Cove. The General Plan Update will facilitate new development in the Planning Area, which may lead to increased impervious surfaces and therefore increased drainage into existing stormwater channels. The increased discharge into stormwater channels may create impacts related to erosion or siltation, both within and outside the Planning Area. The General Plan Update will include policies and programs to require on-site stormwater management improvements, however the EIR should further address issues related to drainage.
- d. The City of La Quinta and Sphere of Influence can experience long and short-duration rainfall events during summer monsoonal rains and winter storms. Storm runoff generally flows into channels in the City, including the Coachella Valley Stormwater Channel, located north of Highway 111, and the La Quinta Evacuation Channel, located in the Cove. The General Plan Update will facilitate new development in the Planning Area, which may lead to increased impervious surfaces and therefore increased drainage into existing stormwater channels. The increased discharge into stormwater channels may potentially create impacts related flooding, both within and outside the Planning Area. The General Plan Update will include policies and programs to require on-site stormwater management improvements, however the EIR should further address issues related to flooding.
- e. Occasional intense rainfall events can occur in the Planning Area during summer monsoons and winter storms. These large rainfall events may exceed the capacity of stormwater drainage systems and cause substantial additional sources of polluted runoff. The majority of the General Plan Update Planning Area, and especially the Sphere of Influence, is located on the flat valley floor. New development caused by the implementation of the General Plan Update, may create additional impervious surfaces and increase runoff. The management of local drainage is the responsibility of the City, while regional drainage is maintained by the Coachella Valley Water District. The General Plan Update will provide policies and programs to address project-generated runoff on-site, and improvements to the City's stormwater management system. Impacts related to excessive runoff should be further evaluated and discussed in the EIR.
- f. The General Plan Update will facilitate new development and increased urbanization within the Planning Area. Increased urbanization will result in a larger amount of impervious surfaces, including streets, sidewalks, parking lots, and buildings. These impervious surfaces have the potential to collect pollutants, such as car oil, paints, degreasers, fertilizers, nitrates, total dissolved solids, salts, tire residue, and other pollutants. Increased runoff due to rainfall, car washing, and general washing has the potential to collect pollutants and carry them into stormwater drainage systems and further into groundwater sources, thereby degrading water quality. The City of La Quinta participates in the National Pollution Discharge Elimination System (NPDES), which requires adoption of stormwater management plans and programs to reduce effects of pollutants entering stormwater systems. Impacts related to increased water quality degradation should be further evaluated in the EIR.

- g., h. Federal Emergency Management Agency (FEMA) maps show areas of high risk, moderate and low risk, and undetermined risk areas. According to the Master Drainage Plan for the City of La Quinta, all developed areas within city limits are now outside the 100-year flood zone. Areas in the city that are shown in Zone A, which are high risk areas, are primarily restricted to flood control channels, detention or retention basins, and golf course locations. FEMA maps continue to show, however that many areas in the city limits and Sphere of Influence are in Zone X, which are moderate and low risk areas susceptible to 500-year floods. The General Plan Update includes policies and programs intended to avoid and reduce flood-related hazards and will abide by programs such as the Master Drainage Plan. The EIR should further address these issues.
- i. The California Office of Emergency Services indicates there are no existing dams that have the potential to inundate the La Quinta General Plan Update Planning Area. Lake Cahuilla is a water storage facility with more than 50-acre feet of capacity, located in the city limits in the western portion of the city. The lake does not fall under the purview of the Division of Dam Safety because an artificial barrier or dam does not impound it. Throughout the General Plan Update Planning Area, levees and dikes exist that have the potential to fail. CVWD and the County Flood District have studied these facilities for failure. The General Plan Update will provide policies and programs to limit risk associated with a failed levee and restrict development away from major drainage channels. The EIR should further evaluate the potential impacts of a failed dam or levee.
- j. The City and its Sphere of Influence are not located near a coastline and therefore not subject to risk associated with a tsunami. The mudflow risk in the Planning Area is most likely to occur along the base of the foothills and in the alluvial fan portions of the city, however, the development of drainage channels such as the Bear Creek Channel and the La Quinta Evacuation Channel in the Cove area, help mitigate the risk associated with mudflow. Inundation caused by seiche is associated with aboveground water tanks, which have the potential to fail and rupture during strong ground shaking. According to the Coachella Valley Water District, there are ten water reservoirs in the La Quinta General Plan Planning Area. The reservoirs are constructed of welded steel and are built to current seismic standards. Another concern is seiche from Lake Cahuilla. The programs and policies set forth in the La Quinta General Plan Update will address the effects and impacts associated with seiche, and should be further addressed in the EIR.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? (Aerial photo)		X		
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (2002 General Plan, Riverside County RCIP)			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (CVMSHCP, ES-1)			X	

IX.

- a. The proposed General Plan Update will facilitate new development within the City of La Quinta and Sphere of Influence. The physical change in the region from increased urbanization has the potential to significantly alter the existing character, especially in the Sphere of Influence, from an agricultural community to an urbanized community. The effects of the change in character can result in physically dividing an established community. The change of character in the Sphere of Influence should be assessed in the EIR.
- b. The General Plan Update will address future development in the Sphere of Influence areas, which is currently governed by the County of Riverside. The Sphere of Influence will continue to develop under existing County land use policy unless annexed into the City of La Quinta. Impacts associated with conflicts between the goals, policies and programs established by the proposed General Plan Update and other applicable land use plans or regulations, including the current Riverside County General Plan, are considered less than significant, however the EIR should address these issues.
- c. The General Plan Update Planning Area is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP is a regional conservation planning effort that encompasses approximately 1.2 million acres of the Coachella Valley, including the City of La Quinta and Sphere of Influence. The CVMSHCP goal is to minimize and mitigate impacts related to the taking of special status species and provide for conservation of lands associated with such species. The City of La Quinta has signed a Memorandum of Understanding to participate in efforts of the CVMSHCP. The La Quinta General Plan Update, therefore, will have less than significant impact on the provisions set forth by the Conservation Plan.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (2002 General Plan, MEA p. 71 ff.)			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (2002 General Plan, MEA p. 71 ff.)			X	

X.

- a., b. The State of California Department of Conservation, Division of Mines and Geology released a report in 1988 identifying mineral resources in the Palm Springs Production-Consumption Region, which includes the General Plan Update Planning Area. The mineral resources found on the valley floor are limited to sand and gravel. The rocky outcroppings in the Little San Bernardino and Santa Rosa Mountains have potential to exhibit such mineral resources as copper, limestone, and tungsten. The majority of the General Plan Update Planning Area was determined to have little or no mineral resources. A small area southwest of Lake Cahuilla was once mined for sand and gravel, but has since been converted into a planned residential golf course. The future potential for the use of mineral resources should be further discussed in the EIR.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (2002 LQ General Plan MEA p. 111 ff.)		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (2002 LQ General Plan MEA p. 111 ff.)		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (2002 LQ General Plan MEA p. 111 ff.)	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (2002 LQ General Plan MEA p. 111 ff.)		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (2002 LQ General Plan MEA, p112, Jacq. Cochran Regional Airport Master Plan, p. 5-1 ff)		X		
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Land Use Plan)				X

XI.

- a. California Government Code 65302 requires that General Plans include a Noise Element to identify and analyze noise problems in a community and establish noise standards. The previous General Plan has created noise standards and uses the Community Noise Equivalent Level (CNEL) as a unit of measurement used to describe and numerically weight noise. CNEL relies on decibels as the unit of measurement for noise, and creates a

weighted average of the intensity of sound based on time of day. The City has previously determined that a CNEL of 65 dBA of exterior noise is acceptable in residential areas. The City has provided a list of acceptable CNEL that are compatible with varying land uses. The proposed General Plan Update will facilitate development of varying uses including residential, commercial, and industrial uses, which may result in increases in short-term construction noise and permanent noise caused by increased traffic volumes. Impacts associated with noise due to the implementation of the General Plan Update should further be studied in the EIR.

- b. The General Plan Update will facilitate development requiring short-term grading and construction activities. These construction activities may result in heavy machinery, such as bulldozers, excavators, pile drivers, and augers, to be used, and might cause temporary groundborne vibrations or an increase in groundborne noise levels. The impacts associated with groundborne vibration and groundborne noise levels should be assessed in the EIR.
- c., d. Ambient noise levels include the combination of noise from all sources near and far. Within the General Plan Update Planning Area, many existing factors, both mobile and stationary, are responsible for creating elevated levels of ambient noise, including motor vehicular traffic, railway traffic, airplanes, and mechanical noises associated with commercial, residential and other facilities. Future development facilitated by the proposed General Plan Update will result in changes to the ambient noise level. These include temporary increases generated by construction activity and permanent increases associated with traffic. The EIR should further address ambient noise levels caused by permanent and temporary activities associated with the implementation of the General Plan Update.
- e. The Jacqueline Cochran Airport currently generates noise levels of approximately 60 to 75 dBA CNEL, all of which remain within airport property. Plans are underway to expand the 17-35 runway, which is a north-south runway, by 1500 feet. The airport is situated just east of Harrison Street, near the eastern border of the General Plan Update Planning Area. Land on the west side of Harrison Street will be within the Sphere of Influence, and are designated primarily for industrial and commercial uses. Low Density Residential, however, is proposed just to the west of these commercial and industrial areas, and may be impacted by the airport noise levels. The noise impacts related to the airport, including the airport expansion, will need to be further assessed in the EIR.
- f. There are no private airstrips within or adjacent to the General Plan Planning Area.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (General Plan Land Use Map)	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (General Plan Land Use Map.)				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (General Plan Land Use Map)				X

XII.

- a. The General Plan Update will facilitate new development including new residential, commercial, industrial, and major community facilities, and thus directly induce substantial population growth in the Planning Area. The new development will also create new road extensions and infrastructure, which may indirectly induce population growth outside the Planning Area. The potentially significant impacts associated with population growth should be further assessed in the EIR.
- b., c. The General Plan Update will facilitate new development within the Planning Area, however, it will not cause displacement of existing housing or people currently residing in the area. New development would occur on existing vacant land. Therefore, the General Plan Update is not expected to impact or cause the displacement of existing housing and people.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? (2002 LQ General Plan MEA, p. 57)		X		
Police protection? (2002 LQ General Plan MEA, p. 57)		X		
Schools? (2002 LQ General Plan MEA, p. 52 ff.)		X		
Parks? (2002 LQ General Plan MEA, p. 47 ff)		X		
Other public facilities? (2002 LQ General Plan MEA, p. 58 ff.)		X		

XIII.

- a. The City of La Quinta contracts with the County of Riverside for fire services, and provides fire protection and medical response. Currently there are three fire stations within the La Quinta city limits and three others in the surrounding region, including Mecca, Coachella, and Thermal. The City of Indio also has four stations. New development caused by implementation of the General Plan Update will require additional fire protection in order to maintain acceptable service ratios. The expansion of fire protection activities may result in the need for new fire stations to accommodate appropriate response times, and therefore development of these new facilities may cause significant environmental impacts. The EIR should address potential impacts associated with development of new fire protection facilities, however subsequent EIR's may be necessary when it is determined where new stations will be built.
- b. The City contracts for police services through the County of Riverside. The La Quinta Police provide patrol officers, motorcycle officers, school resource officers, community service officers, investigators, gang task force members, narcotics task force, Special Enforcement Team, traffic reconstruction unit, a community policing office and citizen volunteers. The County Sheriff's Department serves unincorporated areas in the vicinity of La Quinta, including the Sphere of Influence. New development caused by implementation of the General Plan Update will require additional police protection in

order to maintain acceptable service ratios. The expansion of police protection services may result in the need for new police facilities to accommodate appropriate response times. These new facilities may cause significant environmental impacts. The EIR should address potential impacts associated with development of new police protection facilities, as well as the need for additional personnel.

- c. The La Quinta General Plan Update Planning Area is served by two school districts; the Desert Sands Unified School District and the Coachella Valley Unified School District. The Desert Sands Unified School District (DSUSD) serves students living west of Jefferson Street and north of Avenue 48. There are a total of 34 DSUSD schools including 20 elementary schools, 7 middle schools, 5 high schools, one continuation school and one independent study school. The Coachella Valley Unified School District (CVUSD) serves students living east of Jefferson and south of Avenue 48 in the Planning Area. The CVUSD currently operates 22 schools including 14 elementary schools, 3 middle schools, 4 high schools, and one adult school. California Government Code allows school districts to charge development fees to help finance local school services. New development caused by implementation of the General Plan Update will require additional schools to accommodate new residents. The EIR should address potential impacts associated with development of new schools, and the demand on existing facilities.
- d. The General Plan Update Planning Area has a variety of parks and recreation facilities operated by three agencies including the Riverside County Regional Parks and Open Space District, the Desert Recreation District, and the City of La Quinta Community Service Department. The Riverside County Regional Parks and Open Space District operates and maintains Lake Cahuilla County Park, located southeast of the Cove community in La Quinta. The County also maintains many of the Class I trails throughout the Planning Area. The Desert Recreation District owns and maintains Frances Hack La Quinta Community Park and the city's swimming pool at Fritz Burns Park. The City of La Quinta owns, operates, and maintains three mini-parks, five neighborhood parks, two community parks, and one recreational senior center. The City also maintains many of the multi-use trails throughout the City, and owns the SilverRock golf course, a public golf course. Future development facilitated by the proposed General Plan Update will result in additional population that is expected to utilize existing parks and result in a need for additional facilities. The Quimby Act standards allow city's to exact and require the dedication of a minimum of 3 acres of parkland per 1,000 population, or in-lieu fees, or both. The General Plan Update will facilitate future development, and therefore require the necessary allocation and development of additional parklands. The General Plan includes policies and programs intended to ensure the adequate allocation and funding of sufficient parklands. The EIR should further evaluate the impact of future development, and quantify the anticipated future need.
- e. New development caused by implementation of the General Plan Update will require additional facilities such as libraries, medical facilities, public utility facilities, and other community facilities to accommodate new growth. The development of new facilities may cause significant environmental impacts. The EIR should address potential impacts associated with development of new community facilities.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Project description; General Plan Exhibit 5.1)		X		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2002 LQ General Plan, MEA p.48-ff.)		X		

XIV.

- a. New development caused by implementation of the General Plan Update will increase the population in the area, and therefore increase usage of existing neighborhood parks, regional parks, and recreation facilities. An increase in usage of these facilities may cause impacts related to physical deterioration. The EIR should quantify the potential impact, and provide adequate mitigation to assure physical deterioration is limited.
- b. The increase in population and demand will require development of new parks and facilities. The Quimby Act standards allow cities to exact or require the dedication of a minimum of 3 acres of parkland per 1,000 population from developers when new development occurs. The General Plan Update will address the development of additional park and recreation and facilities needed to accommodate a growing population. The EIR should quantify the potential impact, and provide adequate mitigation to assure an adequate level of park land for build out conditions.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (2002 LQ General Plan, MEA, p.29)	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (2002 LQ General Plan, MEA, p.17 ff.)	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No air traffic involved in project)			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2002 LQ General Plan MEA, p. 31)			X	
e) Result in inadequate emergency access? (Application materials)			X	
f) Result in inadequate parking capacity? (Project description)			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (2002 LQ General Plan, MEA, p.17 ff.)			X	

XV.

- a. As reported in the 2002 General Plan, average daily traffic counts were expected to double as a result of the estimated buildout. The proposed General Plan Update will facilitate additional development and population growth and potentially result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on

roads, or congestion at intersections. The EIR should further assess the potential significant impacts related to increase traffic.

- b. The General Plan Update will encourage new growth in the Planning Area and result in increased traffic loads and capacity of the street system. The City of La Quinta established an acceptable minimum Level of Service (LOS) of “D” in the 2002 General Plan. The traffic study provided for the 2002 General Plan analyzed 20 intersections in the Planning Area, and all intersections were operating at acceptable levels, or at LOS “D” and above. The extent to which future development could exceed established LOS standards for designated roads is unclear and will be assessed in the EIR.
- c. The General Plan Update will encourage new growth in the Planning Area and may potentially increase in the amount of people using the Jacqueline Cochran Airport, however impacts to air traffic volumes are expected to be minimal. Impacts, therefore, are determined to be less than significant and will be addressed in the EIR.
- d. The General Plan Update will facilitate new development in the Planning Area and potentially increase traffic volumes on existing roads. According to the 2002 General Plan Master Environmental Assessment, existing intersections are operating at acceptable LOS “D”. The General Plan Update will create policies and programs to reduce traffic hazards and avoid creating dangerous intersections. The Planning Area also has numerous agricultural areas that may create incompatible uses, such as farm equipment using local roads. The General Plan Update will reduce farm equipment on roadways, as land uses will change from agricultural uses to residential, commercial and industrial uses. Impacts related to hazardous design features and incompatible uses, therefore, are expected to be less than significant but will be discussed in the EIR.
- e. The General Plan Update will facilitate additional population growth throughout the Planning Area and will increase demand for emergency services. The goals, policies, and programs of the General Plan Update will alleviate concerns related to emergency access by encouraging development of new facilities, such as new fire stations, police facilities, and medical facilities to accommodate the growing population. The EIR should address issues related to emergency service and access.
- f. The General Plan Update will encourage new growth in the Planning Area and will increase vehicle use and parking demand. The Plan, however, will provide new policies and programs to encourage public transit, non-vehicular transit, and adequate parking facilities for new developments. The EIR should further assess impacts related to parking capacity.
- g. The existing General Plan 2002 highlights multi-purpose trails, and routes safe for golf carts, that provide for alternative modes of transportation. The new General Plan Update will continue to provide policies and programs that promote alternative modes of transportation, thus reducing impacts to less than significant. The EIR should further address this issue.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (General Plan MEA, p. 58 ff.)		X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan MEA, p. 58 ff.)	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan MEA, p. 58 ff.)	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (General Plan MEA, p. 58 ff.)	X			
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (General Plan MEA, p. 58 ff.)		X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (General Plan MEA, p. 58 ff.)		X		
g) Comply with federal, state, and local statutes and regulations related to solid waste? (General Plan MEA, p. 58 ff.)			X	

XVI.

- a. The Coachella Valley Water District (CVWD) operates and maintains sewage collection facilities for the La Quinta General Plan Update Planning Area. The CVWD currently operates two wastewater facilities including the Avenue 38 wastewater plant and the Mid-Valley Reclamation Plant. CVWD continuously increases capacity of these plants as development occurs. The General Plan Update will facilitate new development which will generate additional wastewater effluent into wastewater treatment facilities. The new Plan will meet the requirements set forth by the CVWD. However the EIR should further address these impacts.
- b. As described above, there are two wastewater treatment facilities already in place in the region. CVWD is able to increase capacity of its wastewater treatment plants through construction of new ponds, aeration plants, and other infrastructure. The expansion of these facilities, or the need for new wastewater facilities, has the potential to create significant impact to the environment. The EIR should further address the potential significant environmental impacts associated with new or expanded wastewater facilities.
- c. The General Plan Update will facilitate new development in the Planning Area, which would require construction of new stormwater drainage facilities. The City of La Quinta is responsible for building and maintaining local storm drains. The City requires that new development install on-site retention basins capable of handling runoff from a 100-year storm. Development of new storm drainage facilities has the potential to cause significant environmental impacts. The EIR will further assess these potential impacts.
- d. The Coachella Valley Water District provides potable water to the General Plan Update Planning Area. The CVWD has numerous wells and reservoirs used to provide water for residents. The General Plan Update will facilitate new population growth and increased water demand, and will provide policies and programs related to minimizing such demand. The EIR should quantify the impacts associated with increased water demand and determine whether CVWD has sufficient water supplies available to serve General Plan buildout.
- e. The Coachella Valley Water District provides wastewater treatment to the City of La Quinta. The General Plan Update will facilitate development and result in increased wastewater demand. CVWD is able to increase capacity of its wastewater treatment plants through construction of new ponds, aeration plants, and other infrastructure. The EIR should further address impacts to CVWD and whether it has adequate capacity to serve the increased demand from the Planning Area.
- f., g. Burrtec Waste Industries, Inc. serves the La Quinta General Plan Planning Area for solid waste collection and disposal services. Future solid waste generated by the proposed General Plan Update would be transported to several regional landfills. The General Plan Update will encourage new population growth, and thus generate increased solid waste disposed of into landfills. The Plan will provide policies and programs to reduce impacts related to solid waste, such as recycling programs, however the EIR should assess the existing capacities of local landfills and address the impacts associated with solid waste disposal at buildout.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (2002 LQ General Plan, MEA, p.74)	X			
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?	X			
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

XVII.

- a. A number of plants and animals occurring within the La Quinta General Plan Planning Area are considered special status species, which includes species listed as threatened or endangered by federal and state governments. The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) was finalized in 2008 to address the need for conservation of unfragmented habitat areas with special status species. The General Plan Update will abide by the CVMSHCP and provide policies and programs intended to protect these species, including protection of sensitive habitats. The EIR should analyze impacts to these species, and impacts to sensitive species not covered by the CVMSHCP, in order to quantify the level of impact, and determine what mitigation measures will be required.

The Planning Area is known to contain a number of historical and archaeological sites. These sites are considered significant, and warrant proper protection under federal, state, and local statutes and regulations. Future development has the potential to disturb sites not yet known in the City and its Sphere of Influence. The EIR should fully assess this potential and provide appropriate mitigation.

- b. The General Plan Update has potential to result in short-term benefits to the disadvantage of long-term environmental goals. However, the General Plan Update will be providing a Sustainable Community Section that will highlight goals, policies and programs intended to reduce short-term impacts to long-term environmental goals. The EIR shall further evaluate the short-term versus long-term goals.
- c. The General Plan Update is proposing new land use designations and policies for the City of La Quinta and Sphere of Influence. Changes to existing land use will inevitably encourage increased urbanization, especially in the Sphere of Influence. Although each new development project may only have individually limited impacts on an environmental resource, the approval of each additional future development project will create impacts that may be cumulatively considerable on various environmental resources. The EIR should determine what impacts are cumulatively considerable.
- d. The General Plan Update will facilitate continued urbanization, which may result in direct and indirect adverse impacts to human beings. Some of the direct impacts caused by new development may include increased traffic hazards, exposure to noxious odors and chemicals from various uses, and temporary air pollution caused by construction activities. Indirect impacts may include exposure to hazards associated with strong seismic ground shaking caused by nearby faults, threats to limited water sources, and impacts to air quality. These potentially significant impacts should be fully evaluated in the EIR.



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Cathleen Cox
Acting Director

Notice of Preparation

November 24, 2010

To: Reviewing Agencies

Re: General Plan Update
SCH# 2010111094

Attached for your review and comment is the Notice of Preparation (NOP) for the General Plan Update draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Andrew Mogensen
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report

State Clearinghouse Data Base

SCH# 2010111094
Project Title General Plan Update
Lead Agency La Quinta, City of

Type **NOP** Notice of Preparation
Description Update of the La Quinta General Plan, to encompass all mandated Elements, and add a Sustainable Community and an Economic Development Element. The Update will include modifications to the Land Use Map, but will not significantly change land use patterns in the City. The Update also includes planning and land use designations for the City's Sphere of Influence.

Lead Agency Contact

Name Andrew Mogensen
Agency City of La Quinta
Phone (760) 777-7125 **Fax**
email
Address P.O. Box 1504
City La Quinta **State** CA **Zip** 92253

Project Location

County Riverside
City La Quinta
Region
Cross Streets City-wide
Lat / Long 33° 3' N / 116° 31' 0" W
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 111
Airports Jacqueline Cochran
Railways
Waterways Coachella Valley Stormwater Channel
Schools
Land Use

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse

Reviewing Agencies Resources Agency; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Office of Emergency Management Agency, California; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 7

Date Received 11/24/2010 **Start of Review** 11/24/2010 **End of Review** 12/23/2010

Resources Agency

☒ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Mike Sotelo

☐ California Coastal
Commission
Elizabeth A. Fuchs

☐ Colorado River Board
Gerald R. Zimmerman

☐ Dept. of Conservation
Rebecca Salazar

☐ California Energy
Commission
Eric Knight

☒ Cal Fire
Allen Robertson

☐ Central Valley Flood
Protection Board
James Herota

☒ Office of Historic
Preservation
Wayne Donaldson

☒ Dept of Parks & Recreation
Environmental Stewardship
Section

☐ California Department of
Resources, Recycling &
Recovery
Sue O'Leary

☐ S.F. Bay Conservation &
Dev't. Comm.
Steve McAdam

☒ Dept. of Water Resources
Resources Agency
Nadell Gayou

☐ Conservancy

Fish and Game

☐ Depart. of Fish & Game
Scott Flint
Environmental Services Division

☐ Fish & Game Region 1
Donald Koch

☐ Fish & Game Region 1E
Laurie Hamsberger

☐ Fish & Game Region 2
Jeff Drongesen

☐ Fish & Game Region 3
Charles Armor

☐ Fish & Game Region 4
Julie Vance

☐ Fish & Game Region 5
Don Chadwick
Habitat Conservation Program

☒ Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program

☐ Fish & Game Region 6 I/M
Brad Henderson
Inyo/Mono, Habitat Conservation
Program

☐ Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

☐ Food & Agriculture
Steve Shaifer

☐ Dept. of Food and Agriculture
Dept. of General Services
Public School Construction

☐ Dept. of General Services
Anna Garbett
Environmental Services Section

☐ Dept. of Public Health
Bridgette Binning
Dept. of Health/Drinking Water

Independent
Commissions, Boards

☐ Delta Protection Commission
Linda Flack

☒ Cal EMA (Emergency
Management Agency)
Dennis Castrillo

☐ Governor's Office of Planning
& Research
State Clearinghouse

☒ Native American Heritage
Comm.
Debbie Treadway

☒ Public Utilities Commission
Leo Wong

☐ Santa Monica Bay Restoration
Guangyu Wang

☐ State Lands Commission
Marina Brand

☐ Tahoe Regional Planning
Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

☐ Caltrans - Division of
Aeronautics
Sandy Hesnard

☐ Caltrans - Planning
Terri Pencovic

☒ California Highway Patrol
Scott Loetscher
Office of Special Projects

☒ Housing & Community
Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Bruce de Terra

☐ Caltrans, District 4
Lisa Carboni

☐ Caltrans, District 5
David Murray

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Elmer Alvarez

☒ Caltrans, District 8
Dan Kopulsky

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☐ Caltrans, District 11
Jacob Armstrong

☐ Caltrans, District 12
Chris Herre

Cal EPA

Air Resources Board

☐ Airport Projects
Jim Lerner

☒ Transportation Projects
Douglas Ito

☐ Industrial Projects
Mike Tolstrup

☐ State Water Resources Control
Board
Regional Programs Unit
Division of Financial Assistance

☐ State Water Resources Control
Board
Student Intern, 401 Water Quality
Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Steven Herrera
Division of Water Rights

☐ Dept. of Toxic Substances Control
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control
Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☐ RWQCB 2
Environmental Document
Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☒ RWQCB 7
Colorado River Basin Region (7)

☐ RWQCB 8
Santa Ana Region (8)

☐ RWQCB 9
San Diego Region (9)

☐ Other

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2010111094

Project Title: City of La Quinta General Plan Update

Lead Agency: City of La Quinta

Contact Person: Andrew Mogensen

Mailing Address: P.O. Box 1504

Phone: 760-777-7125

City: La Quinta

Zip: 92253

County: Riverside

Project Location: County: Riverside

City/Nearest Community: La Quinta

Cross Streets: City-wide

Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 33 ° 66 ' 3 " N / 116 ° 31 ' 0 " W Total Acres: 30,957

Assessor's Parcel No.: N/A See below

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 111

Waterways: Coachella Valley Stormwater Channel

Airports: Jacqueline Cochran

Railways: _____

Schools: _____

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☒ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)

Other: _____

Development Type:☒ Residential: Units 51,113 Acres 14,882☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 12.3 mil Acres 1,292

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 0.6 mil Acres 63.8

Employees _____

☐ Power: Type _____

MW

☐ Educational: _____☐ Waste Treatment: Type _____

MGD

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

Not Applicable

Project Description: (please use a separate page if necessary)

Update of the La Quinta General Plan, to encompass all mandated Elements, and add a Sustainable Community and an Economic Development Element. The Update will include modifications to the Land Use Map, but will not significantly change land use patterns in the City. The Update also includes planning and land use designations for the City's Sphere of Influence.

Sections affected:

Portions of Section 25 and all of Section 36, Township 5 South, Range 6 East; Sections 1, 12, 13, 24, and 25, Township 6 South, Range 6 East; portions of Section 17, 18, 19, 20, 28, 29, and 30, and all of Sections 31 and 32, Township 5 South, Range 7 East; portions of Section 26, 35 and all of Sections 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 29, 21, 22, 27, 28, 29, 30, 33 and 34, Township 6 South, Range 7 East; Sections 4 and 5, Township 7 South, Range 7 East. Portions of Section 18, Township 5 South, Range 7 East; and portions of Section 12, 13, 26 and 35 and all of Sections 11, 14, 23, 24, 25, and 36, of Township 6 South, Range 7 East; all of Section 19, 30, 31 of Township 6 South, Range 8 East of the San Bernardino Baseline Meridian.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Integrated Waste Management Board	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 24, 2010 Ending Date December 23, 2010

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research Applicant: _____
Address: 42635 Melanie Place, Suite 101 Address: _____
City/State/Zip: Palm Desert, CA 92211 City/State/Zip: _____
Contact: Nicole Sauvat Criste Phone: _____
Phone: 760-341-4800

Signature of Lead Agency Representative:  Date: 11/22/10

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262-8001
(760) 833-7100 Fax (760) 833-7199



*Visit us on the Internet at
www.blm.gov/ca/palmsprings/*

In Reply Refer to:
1610 (P)
CAD060.03

DEC 14 2010

Nicole Sauviat Criste
Planning Consultant
Terra Nova Planning and Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

Dear Ms. Criste:

The Bureau of Land Management (BLM), Palm Springs-South Coast Field Office, has received the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the City of La Quinta General Plan Update. The BLM would like to comment on the NOP regarding Current Land Designations and Uses, Surrounding Land Uses, and the Land Use/Planning section of Environmental Factors Potentially Affected (Section IX).

Regarding these sections of the NOP, and the upcoming DEIR, please note that much of the lands within the current city limits are public lands managed by the BLM. Most of these public lands are within the Santa Rosa and San Jacinto Mountains National Monument, and some public lands are also within the Santa Rosa Wilderness. These lands are generally shown or designated as Open Space in the tables and maps of the NOP. We believe it would be helpful to identify the National Monument and Santa Rosa Wilderness as distinct land uses. The DEIR should also address impacts to resources of the National Monument, particularly resources and values identified for protection in the National Monument legislation and the National Monument Management Plan.

Readers of the document should be made aware that although these public lands are within the city limits of La Quinta, the City's General Plan will not have jurisdiction over federally managed public lands. Conversely, the DEIR can emphasize that the National Monument is not intended to affect private land or local land use plans within the National Monument boundary. The BLM and the cities of the Coachella Valley cooperated on the preparation of the National Monument Management Plan, and continue to coordinate land use planning through the participation of the cities, including La Quinta, on the National Monument Advisory Committee.

The BLM will continue to work with the City of La Quinta to ensure consistency with the goals and objectives of the various land use and conservation plans in the Coachella Valley. For further questions please contact Jim Foote, National Monument Manager, or Greg Hill, Planning and Environmental Coordinator at (760) 833-7100.

Sincerely,



John R. Kalish
Field Manager

Cc:

Mr. Andy Mogensen
Principal Planner
City of La Quinta
PO Box 1504
La Quinta, CA 92253



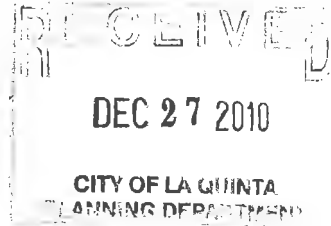
United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road, Suite 101
Carlsbad, California 92011



In Reply Refer To:
FWS-ERIV-09B0023-11TA0185



DEC 22 2010

Mr. Andy Mogensen
Principal Planner
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Subject: Notice of Preparation of a Draft Environmental Impact Report for a General Plan Update for the City of La Quinta

Dear Mr. Mogensen:

The U.S. Fish and Wildlife Service (Service) has reviewed the subject notice of preparation (NOP). The City of La Quinta (City) is preparing to update its General Plan and has determined an Environmental Impact Report (EIR) should be prepared. The EIR will analyze the effects of the Draft General Plan's goals, policies and anticipated development capacity. Elements to be considered in the General Plan Update include land use, community mobility, community facilities and services, open space and conservation, public safety and housing.

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*).

In October 2008, the Fish and Wildlife Service (Service) issued a permit under section 10(a)(1)(B) of the Act for the Final Recirculated Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP provides for region-wide environmental protection while streamlining compliance with the Act, as well as the California Endangered Species Act and Natural Communities Conservation Planning Act. The Coachella Valley Conservation Commission and the local jurisdictions that have been permitted under the CVMSHCP are responsible for implementing all requirements of the CVMSHCP and our permit.

The City is a CVMSHCP Permittee, and the City and its Sphere of Influence are within the CVMSHCP Plan Area. Section 15125(d) of the Guidelines for the Implementation of the California Environmental Quality Act requires that an EIR discuss any inconsistencies between a proposed project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. The Service requests that the draft EIR for the



Mr. Andy Mogensen, City of La Quinta (FWS-ERIV-09B0023-11TA0185)

2

proposed General Plan Update fully address the effects of any proposed changes in land use designations on all applicable aspects of CVMSHCP implementation and reserve assembly.

If you have any questions, or if we can assist you in evaluating the scope of this effort, please contact Carol Roberts of my staff at (760) 431-9440 extension 271.

Sincerely,

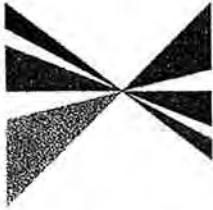


 Kennon A. Corey
Assistant Field Supervisor

cc:

Nicole Sauviat Criste, Terra Nova Planning & Research
Leslie MacNair, California Department of Fish and Game
Katie Barrows, Coachella Valley Conservation Commission

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

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Committee Chair**

Larry McCallon, Highland

Policy Committee Chairs

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Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Margaret Clark, Rosemead

Transportation
Greg Pettis, Cathedral City

December 22, 2010

Mr. Andrew Mogensen
Principal Planner
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253
amogensen@la-quinta.org

received

DEC 23 2010

City of La Quinta
Planning Department

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the City of La Quinta General Plan Update [I20100347]

Dear Mr. Mogensen,

Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the City of La Quinta General Plan Update [I20100347]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impact Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Federal Transportation Improvement Program (FTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project is a comprehensive update to the City's General Plan.

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **When available, please send environmental documentation ONLY to SCAG's main office in Los Angeles and provide a minimum of 45 days for SCAG to review.** If you have any questions regarding the attached comments, please contact Bernard Lee at (213) 236-1895 or lee@scag.ca.gov. Thank you.

Sincerely,



Jacob Lieb, Manager
Environmental and Assessment Services

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR THE CITY OF LA QUINTA GENERAL PLAN UPDATE
[I20100347]**

PROJECT LOCATION

The City of La Quinta General Plan Update Planning Area is situated in the south central region of the Coachella Valley, located in the central portion of Riverside County, California. The boundaries of the General Plan Update Planning Area can be generally described as being bound on the north by Hovley Lane East, on the south by Avenue 64, on the west and southwest by the Santa Rosa Mountains, and on the east by Harrison Street.

PROJECT DESCRIPTION

The City of La Quinta, an incorporated community located in central Riverside County, California, is undergoing a comprehensive Update to the city's General Plan. The General Plan is a State mandated document that provides a "blueprint" for cities and highlights a city's long-term goals, policies and programs. California Government Code (Section 65300) requires that incorporated cities and counties prepare a General Plan to regulate the physical development of all lands under the jurisdiction of the community, including legally recognized Sphere of Influence. The La Quinta General Plan Update will incorporate all lands within the City's jurisdictional boundary and the surrounding Sphere of Influence area. The city's current and existing General Plan was most recently adopted March 20, 2002, and it is anticipated the new updated General Plan will be adopted in 2011.

The General Plan Update includes all lands within the jurisdiction boundary of La Quinta, as well as those in the Sphere of Influence. These two areas combined will be addressed and referred to as the "General Plan Update Planning Area" for purposes of this document. The General Plan Update Planning Area encompasses approximately 30,957 acres; including 22,855 acres in the jurisdictional boundary and 8,101 acres within the Sphere of Influence. The Sphere of Influence includes areas that may become annexed into the City of La Quinta in the future.

CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion and city are as follows:

Adopted SCAG Regionwide Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

Adopted CVAG Subregion Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	507,318	590,368	712,462	827,009	929,522	1,045,814
Households	174,485	202,268	241,275	281,289	317,209	354,552
Employment	196,475	220,121	244,519	267,606	289,564	315,289

Adopted City of La Quinta Forecasts¹

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	45,272	50,049	52,922	54,787	56,440	57,937
Households	16,232	17,839	18,116	18,593	19,090	19,650
Employment	16,100	17,052	18,129	19,204	20,338	21,678

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that may be pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals:

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

GROWTH VISIONING

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

Principle 2: Foster livability in all communities.

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote "people scaled," walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1** *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2** *Support educational opportunities that promote balanced growth.*
- GV P3.3** *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4** *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5** *Encourage civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1** *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2** *Focus development in urban centers and existing cities.*
- GV P4.3** *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4** *Utilize "green" development techniques*

CONCLUSION

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. We recommend that you review the SCAG List of Mitigation Measures for additional guidance, and encourage you to follow them, where applicable to your project. The SCAG List of Mitigation Measures may be found here:
http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf

SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on "**Demonstrating Your Project's Consistency With SCAG Policies**"
- Scroll down to "**Table of SCAG Policies for IGR**"

SCAG Regional Transportation Plan Goals and Compass Growth Visioning Principles		
Regional Transportation Plan Goals		
Goal/ Principle Number	Policy Text	Statement of Consistency, Non-Consistency, or Not Applicable
RTP G1	Maximize mobility and accessibility for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G2	Ensure travel safety and reliability for all people and goods in the region.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
RTP G3	Preserve and ensure a sustainable regional transportation system.	Consistent: Statement as to why Not-Consistent: Statement as to why or Not Applicable: Statement as to why
Etc.	Etc.	Etc.

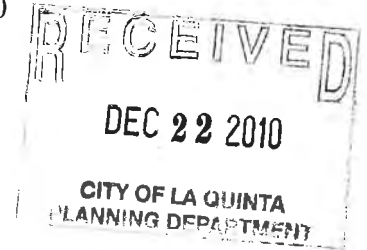


COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY
Transportation Department



Juan C. Perez, P.E., T.E.
Director of Transportation

December 21, 2010



Andy Mogensen, Principal Planner
City of La Quinta
P. O. Box 1504
La Quinta, CA 92253

RE: Notice of Preparation of Environmental Impact Report for the General Plan Update

Dear Mr. Mogensen:

Thank you for sending the Riverside County Transportation Department the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the City of La Quinta General Plan Update.

The General Plan Update could result in the intensification of land uses, which in turn could lead to increases in traffic volumes. The Transportation Department would request that the traffic study for the General Plan Update address potential impacts and mitigation measures on all roadways in the County General Plan that might be affected.

If a modeling process is to be used for the traffic analysis, model inputs and assumptions should be thoroughly documented. Please be aware that the recently developed Riverside County Traffic Analysis Model (RIVTAM) is the suggested model for transportation planning purposes countywide.

Thank you again for the opportunity to review the NOP. We look forward to receiving the Draft EIR and the traffic analysis for the General Plan Update.

Sincerely,

Farah Khorashadi
Engineering Division Manager

FK:rg



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kitahara

Officers:

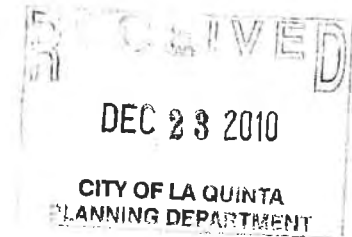
Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

December 21, 2010

File: 1150.14

Andrew Mogensen
Principal Planner
City of La Quinta
Post Office Box 1504
La Quinta, CA 92253



Dear Mr. Mogensen:

Thank you for affording the Coachella Valley Water District (CVWD) the opportunity to review the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the La Quinta General Plan Update. CVWD provides domestic water, wastewater, recycled water, irrigation/drainage, regional stormwater protection and groundwater management services to a population of 265,000 throughout the Coachella Valley in Southern California.

At this time, CVWD submits the following comments regarding the proposed project:

1. Page 43, Section VIII a) – The first two sentences of this paragraph do not provide an accurate description of groundwater quality in the Coachella Valley. These sentences should be replaced with the following text:

Groundwater quality in the Coachella Valley is highly variable and includes areas with groundwater that is generally good to excellent, and some areas with elevated levels of salinity. This condition can be caused by natural soil features, discharge of waste, irrigation using surface water or recycled water, and/or water supply augmentation using surface water or recycled water.

2. CVWD provides irrigation and drainage services to approximately 65,000 acres of productive agricultural lands in the Coachella Valley. This system includes 485 miles of irrigation pipeline laterals (laterals) and approximately 166 miles of drain pipelines (drains). The laterals were constructed by the U. S. Bureau of Reclamation in the 1940's and 1950's. The drainage system was constructed by CVWD in the 1950's and 1960's. Many of these facilities have easements that are not recorded with the County of Riverside. From the text under Planning Area 1 and 2 and also Exhibit 4, the General Plan Land Use Map of this DEIR, it appears that some 8,200 acres of agricultural land will be affected under the proposed General Plan. As the population growth extends into the agricultural areas of the Coachella Valley, these

existing facilities will need to be replaced and/or protected in order to fully serve the remaining agricultural lands and any non-potable water systems utilizing this water source.

If you have any questions, please contact Luke Stowe, Senior Environmental Specialist, at extension 2545.

Yours very truly,



Mark Johnson
Director of Engineering

LS:ch/eng/env/10/Dec/La Quinta DEIR

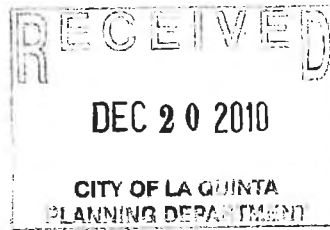


South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

December 16, 2010

Mr. Andy Mogensen
Principal Planner
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253



Notice of Preparation of a CEQA Document for the La Quinta General Plan Update

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM
RVC101201-01
Control Number



December 6, 2010

Mr. Andy Mogensen, Principal Planner
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253

DEC - 8 2010

CITY OF LA QUINTA
PLANNING DEPT.

Dear Mr. Mogensen:

The Desert Recreation District would like to thank you for the opportunity to review and comment on The Notice of Preparation of a Draft Environmental Impact Report for the La Quinta General Plan Update.

On page 52, letter d paragraph, the following changes should be made:

1. The Desert Recreation District does not own, or manage, the Fritz Burns Park swimming pool.
2. Missing from the report is the Coral Mountain Open Space site of 620 acres of which the District has plans to develop into a park with trails and an interpretive center. The District leases this site currently from the Bureau of Reclamation (25 yr. lease) with an option to renew for an additional 25 year lease. The park site is located in the southern city limits south of Avenue 58 and east of Jefferson Street and adjacent to Lake Cahuilla Regional Park on the western edge of the lake.

Again, thank you for this opportunity. Please don't hesitate to contact me if you need more information.

Sincerely:

Meaghan Ellsworth
Assistant to the General Manager

cc: Kevin Kalman, Interim General Manager

DEC - 8 2010

CITY OF LA QUINTA

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

December 6, 2010

Andy Mogensen, Principal Planner
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253

**SUBJECT: Notice of Preparation of a
Draft Environmental Impact Report for the
La Quinta General Plan Update
City of La Quinta
Riverside County, California**

Dear Mr. Mogensen:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves an update to the City of La Quinta General Plan, the Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any subsequent development plans or entitlement applications as follows:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians

("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

MORONGO BAND OF MISSION INDIANS



Franklin A. Dancy,
Director of Planning

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.



UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR

BUREAU OF INDIAN AFFAIRS
Southern California Agency
1451 Research Park Drive, Suite 100
Riverside, California 92507-2154
Telephone (951) 276-6624 Telefax (951) 276-6641

IN REPLY REFER TO:
Water Resources

DEC -6 2010

CITY OF LA QUINTA
PLANNING DEPARTMENT

DEC 02 2010

City of La Quinta
P.O. Box 1504
La Quinta, CA 92253

Attention: Mr. Andy Morgensen, Principal Planner

Subject: Response to Notice of Preparation, (NOP), of a Draft EIR for the City of La Quinta General Plan Update.

Dear Mr. Morgensen,

Thank you for providing the Bureau of Indian Affairs, (BIA), Southern California Agency, (SCA) with the NOP of a Draft EIR for the City of La Quinta General Plan Update describing the intent of the proposed project.

As you are aware, various Indian bands in the region and the BIA are concerned with potential significant impacts to Real Property, Water Quality and Natural Resources Federal Trust Assets within the Lower Whitewater River Watershed, on and beneath the surface of the following Indian Reservations:

- Aqua Caliente Indian Reservation
- Cabazon Indian Reservation
- Torres Martinez Indian Reservation
- Augustine Indian Reservation, Morongo Indian Reservation; and
- Twenty-Nine Palms Indian Reservation.

According to your NOP, both Torres-Martinez and Augustine Indian Reservations border the City of La Quinta. The United States holds legal title to the land and natural resources within the above listed Indian Reservations and has a fiduciary responsibility. Accordingly, pursuant to Cal. Pub. Res. Environmental documents Code Section 21092.2, the Agency requests the copies of any and all future notices and environmental documents concerning City activities within the Whitewater River Watershed be sent to:

- Regional Director
Department of the Interior, Bureau of Indian Affairs
Pacific Regional Office
2800 Cottage Way
Sacramento, CA 95825

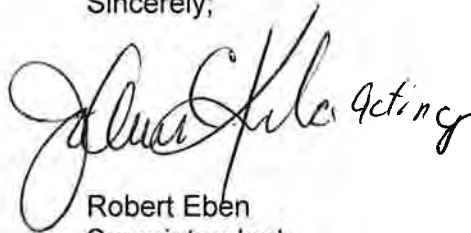
TAKE PRIDE
IN AMERICA 

- Superintendent
Department of the Interior, Bureau of Indian Affairs
Pacific Region, Southern California Agency
1451 Research Park Drive, Ste 100
Riverside, CA 92507
- Superintendent
Department of the Interior, Bureau of Indian Affairs
Pacific Region, Palm Springs Agency
P.O. Box 2245,
Suite 201, (2nd Floor),
Palm Springs, CA 92262

It is unclear if the BIA Pacific Regional Office or the BIA Palm Springs Agency received a copy of the NOP from the City of La Quinta. The Southern California Agency Received your NOP on November 24, 2010.

If there are any questions or clarification needed regarding the content of this letter, please do not hesitate to contact Ms. Christina Mokhtarzadeh, Hydrologist Southern California Agency at (951) 276-6624 ext. 257 or Gilbert Stuart, Agency Environmental Specialist at (951) 276-6624 ext 256.

Sincerely;



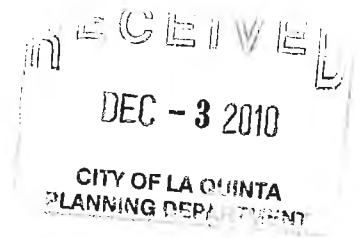
Robert Eben
Superintendent

Cc: Regional Director, Pacific Region, Bureau of Indian Affairs
Water Rights Specialist, Pacific Region, Bureau of Indian Affairs
Chairperson, Agua Caliente Band of Cahuilla Indians
Chairperson, Augustine Band of Cahuilla Indians
Chairperson, Torres Martinez Desert Cahuilla Indians
Chairperson, Twenty Nine Palms Band of Mission Indians
Chairperson, Cabazon Band of Mission Indians
Regional Solicitor, U.S. Department of the Interior
Superintendent, Palms Springs Agency, Bureau of Indian Affairs



December 1, 2010

Andrew Mogensen
City of La Quinta
P.O. Box 1504
La Quinta, CA 92253



RE: Notice of Preparation for a Draft Environmental Impact Report for the City of La Quinta's General Plan Update

Dear Mr. Mogensen:

Thank you for the opportunity to comment on your Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the city's general plan update. In preparing the general plan and accompanying DEIR, the city should examine the sections of state planning law that involve potential hazards the city may face. For your information, I have underlined specific sections of state planning law where identification and analysis of hazards are discussed (see Attachment A).

Prior to the release of the draft general plan or within the DEIR, city staff or your consultants should examine each of the requirements in state planning law and determine if there are hazard issues within the community which the general plan should address. A table in the DEIR (or general plan) which identifies these specific issues and where they are addressed in the general plan would be helpful in demonstrating the city has complied with these requirements. If the DEIR determines that state planning law requirements have not been met, it should recommend that these issues be addressed in the general plan as a mitigation measure.

We note that state planning law includes a requirement for consultations with state agencies in regard to information related to hazards. Cal EMA would be happy to share all available information at our disposal to facilitate the city's ability to comply with state planning and environmental laws.

If you have any questions about these comments, please contact Andrew Rush at (916) 845-8269 or andrew.rush@calema.ca.gov.

Sincerely,

Dennis Castrillo
Environmental Officer

cc: State Clearinghouse

Attachment A

Hazards and State Planning Law Requirements

General Plan Consistency

65300.5. In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Seven Mandated Elements

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the men and women of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (e) of Section 2687 of Title 10 of the United States Code.

(b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

(A) The reclamation of land and waters.

(B) Prevention and control of the pollution of streams and other waters.

(C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(D) Prevention, control, and correction of the erosion of soils, beaches, and shores.

(E) Protection of watersheds.

(F) The location, quantity and quality of the rock, sand and gravel resources.

(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) (1) A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Care Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

(A) Highways and freeways.

(B) Primary arterials and major local streets.

(C) Passenger and freight on-line railroad operations and ground rapid transit systems.

(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

(E) Local industrial plants, including, but not limited to, railroad classification yards.

(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

(i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency. The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(ii) National Flood Insurance Program maps published by FEMA.

(iii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(v) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vii) Maps of levee protection zones.

(viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

- (i) Avoiding or minimizing the risks of flooding to new development.
 - (ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.
 - (iii) Maintaining the structural and operational integrity of essential public facilities during flooding.
 - (iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.
 - (v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.
- (C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).
- (3) After the initial revision of the safety element pursuant to paragraph (2), upon each revision of the housing element, the planning agency shall review and, if necessary, revise the safety element to identify new information that was not available during the previous revision of the safety element.
- (4) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.
- (5) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the office, and the board required by this subdivision.
- (6) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Consistency with Airport Land Use Plans

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8 (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

Review of Safety Element

65302.5. (a) At least 45 days prior to adoption or amendment of the safety element, each county and city shall submit to the Division of Mines and Geology of the Department of Conservation

one copy of a draft of the safety element or amendment and any technical studies used for developing the safety element. The division may review drafts submitted to it to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt of the draft of the safety element or amendment pursuant to this subdivision. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to the city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

(1) The draft element of or draft amendment to the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following:

(A) The adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas.

(B) The adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177.

(2) A county that contains state responsibility areas and a city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177, shall submit for review the safety element of its general plan to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county in accordance with the following dates as specified, unless the local government submitted the element within five years prior to that date:

(A) Local governments within the regional jurisdiction of the San Diego Association of Governments: December 31, 2010.

(B) Local governments within the regional jurisdiction of the Southern California Association of Governments: December 31, 2011.

(C) Local governments within the regional jurisdiction of the Association of Bay Area Governments: December 31, 2012.

(D) Local governments within the regional jurisdiction of the Council of Fresno County Governments, the Kern County Council of Governments, and the Sacramento Area Council of Governments: June 30, 2013.

(E) Local governments within the regional jurisdiction of the Association of Monterey Bay Area Governments: December 31, 2014.

(F) All other local governments: December 31, 2015.

(3) The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element. The State Board of Forestry and Fire Protection and local agency shall review the draft or existing safety element and may

offer written recommendations for changes to the draft or existing safety element regarding both of the following:

(A) Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.

(B) Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high hazard severity zones.

(b) Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or to the local agency, its reasons for not accepting the recommendations.

Open Space Plans

65560. (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

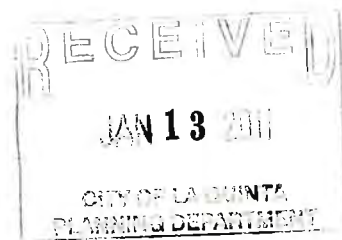
(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

**CHAIR**

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

January 5, 2011

Mr. Andy Mogensen, Principal Planner
City of La Quinta Planning Department
P. O. Box 1504
La Quinta CA 92253

RE: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the La Quinta General Plan Update, City of La Quinta

Dear Mr. Mogensen:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the Notice of Preparation of a Draft Environmental Impact Report for the City of La Quinta General Plan Update. We respectfully request to receive a copy of the Draft Environmental Impact Report upon its completion.

On page 40 of the initial study, the text of item VII.e. states that "the City is outside [Bermuda Dunes Airport's] area of influence." This statement is inaccurate. As can be seen from the maps available online at www.rcaluc.org, the Bermuda Dunes Airport Influence Area extends southerly to the Coachella Valley Storm Water Channel. The city limits include primarily areas within Compatibility Zone E, but a portion of this area is located within Compatibility Zone D. The City's northern sphere of influence area is located within Compatibility Zone E. (A copy of the Bermuda Dunes Airport Compatibility Map is attached to this letter, for future reference.)

The only portion of the City of La Quinta within Compatibility Zone D is an area located northerly of Fred Waring Drive and westerly of Jefferson Street. The City's proposed land use designation for this site is Low Density Residential (0 to 4 dwelling units per acre). This land use designation is not consistent with Countywide compatibility criteria for Compatibility Zone D; however, to the extent that this reflects existing land uses or uses that have received their final discretionary approval (e.g., a recorded tract map), a finding of consistency could still be made by the Airport Land Use Commission. Compatibility Zone E does not restrict the density or intensity of land uses.

The current boundaries of the City of La Quinta lie outside the Airport Influence Area for Jacqueline Cochran Regional Airport, but the sphere of influence extends into this area and is included primarily in Compatibility Zones D and E. Small portions of Compatibility Zones C and B1 extend into the area directly southwesterly of the Airport Boulevard/Harrison Street intersection. This area is within the community of Vista Santa Rosa, where the Commission has indicated a willingness to consider special policies if large expanses of open area can be preserved in perpetuity. (Please see the attached letter from the Airport Land Use Commission to the Riverside County Planning Department regarding this issue.)

Pursuant to Section 21676(b) of the California Public Utilities Code, "prior to the amendment of a general plan...the local agency shall first refer the proposed action to [ALUC]." At the appropriate time prior to action (ideally before Planning Commission consideration, but definitely before City Council action), the new General Plan shall be submitted to the Airport

AIRPORT LAND USE COMMISSION

January 5, 2011

Land Use Commission for a consistency review. (A copy of the "Application for Major Land Use Action Review" form is attached, for your convenience.)

We urge your consideration of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan in proposing land use designations for properties within the Airport Influence Areas of these two airports. Additionally, the California Airport Land Use Planning Handbook published by the State of California Department of Transportation, Division of Aeronautics, is an excellent resource that should be consulted in your efforts to provide for a General Plan that furthers the objectives of airport land use compatibility planning.

Until a determination is made that the General Plan is consistent with the above-referenced Compatibility Plans, all major land use actions, including divisions of land into five or more lots and nonresidential developments with a total floor area of 20,000 square feet or greater, with or without legislative actions such as general plan amendments, specific plans and specific plan amendments, and zoning changes, affecting land within the Airport Influence Areas of Bermuda Dunes Airport and Jacqueline Cochran Regional Airport are subject to ALUC review. The ALUC will review for conformance with ALUCP compatibility criteria, including land use intensity, noise, and height.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

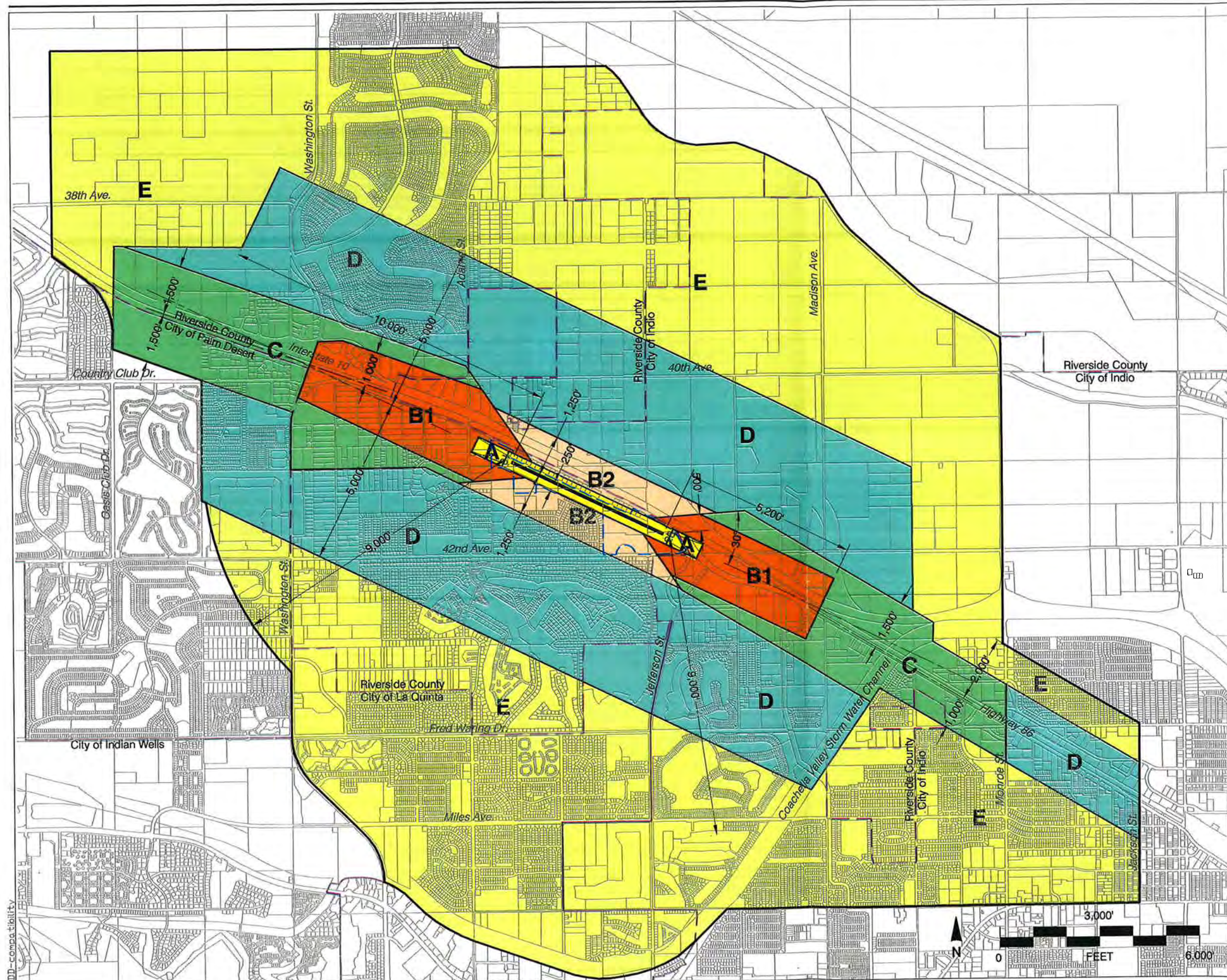
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments (3): Bermuda Dunes Airport Land Use Compatibility Plan Map
Letter to Riverside County Planning re: Vista Santa Rosa
Application for Major Land Use Action Review

cc: Nicole S. Criste, Terra Nova Planning & Research



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits

Note

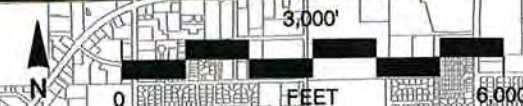
Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
**Riverside County
Airport Land Use Compatibility Plan
Policy Document**
(Adopted December 2004)

Map BD-1

Compatibility Map
Bermuda Dunes Airport





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 14, 2008

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

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Mr. Jerry Jolliffe, Deputy Planning Director
County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside CA 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: Not Applicable

Related File No.: Vista Santa Rosa Concept Plan

Dear Mr. Jolliffe:

On April 10, 2008, the Vista Santa Rosa Concept Plan was brought before the Riverside County Airport Land Use Commission (ALUC) on an informal (non-vote) basis. As proposed on that date, the Commission expressed its conceptual support for the Plan, provided that the following amendments are made so as to allow the Plan to be eligible for a finding of consistency with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, pursuant to Section 3.3.6 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan:

RECOMMENDED AMENDMENTS:

The Airport Land Use Commission recommends that the County of Riverside incorporate the amendments specified herein (or substantively similar text as acceptable to the ALUC Director) into the Vista Santa Rosa Concept Plan and submit the revised text to ALUC staff for concurrence prior to final adoption by the County.

1. The Concept Plan shall be amended to add the boundaries of Airport Zones B1, C, D, and E.
2. Table 2A of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan shall be incorporated into the Vista Santa Rosa Concept Plan as an Appendix.
3. A statement shall be added in the discussion of Policy Area 1 stating that residential densities in the portion of Planning Area 1 in Airport Zone D shall be not less than five dwelling units per acre.
4. Policy Areas 3 and 4 shall include policies that require new residential units (other than individual dwelling units on existing legal lots and second units) in Airport Zone D to either comply with the density criteria of Table 2A (which allows clustered development

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envelopes of five or more dwelling units per acre, but otherwise restricts density to a maximum of one dwelling unit per five acres, in accordance with Option A below), or with the specifications of Option B or Option C, as stated below.

5. The Plan shall include a statement that all legislative actions in the Airport Influence Area shall be submitted to the Airport Land Use Commission for mandatory review and that all major land use actions as defined in the Riverside County Airport Land Use Compatibility Plan within that area shall be submitted to the Airport Land Use Commission for advisory review.
6. The Plan shall include a statement that all projects ten acres or larger within Airport Zone D shall set aside ten percent of land area in qualified open areas not less than 300 feet in length and 75 feet in width and free from obstructions, unless the project is located in a development area within which a 50-acre contiguous open space area has been established or is being concurrently established. The qualified open areas may include pastures, polo and soccer fields, golf course fairways, drainage easements, and roadways. Trees, light poles exceeding four feet in height, and trash enclosures are not permitted in such open areas.
7. At the time of the adoption of the Vista Santa Rosa Concept Plan or sooner, the County must agree to amend the Eastern Coachella Valley Area Plan to incorporate current compatibility criteria for Jacqueline Cochran Regional Airport in its Policy Areas text and tables.
8. The discussion of Lifestyle Corridors should include a statement that schools, lakes, streams, and water features (other than existing water features) will not be located in the portion of the east-west corridor located in Airport Zone D, and that commercial and public-use structures and uses therein would be required to comply with person intensity limits.
9. A statement shall be added in the discussion of Other Land Use Types stating that, if the property at the northwest corner of 60th Avenue and Harrison Street is developed pursuant to the Community Center Overlay, residential densities in that area shall not be less than five dwelling units per acre.
10. The section addressing “Compatibility with Jacqueline Cochran Regional Airport” shall be rewritten to delete the reference to “the portions of the parcels proposed for designation as High Density Residential along Harrison Street,” since the Plan no longer proposes any residential designations for land in Airport Zones B1 and C. The reference to “the portion of the parcel proposed as Commercial Tourist that is located at the southwest corner of Harrison Street and Airport Boulevard” should be replaced with a reference to “Commercial Tourist and Business Park uses,” and should simply state that the intensity of uses shall comply with the person intensity limits of the applicable Airport Zone, as specified in Table 2A.
11. Section D should include a separate paragraph describing “qualified open areas in Airport Zones,” as defined in the Airport Land Use Compatibility Plan.

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The designations of the portions of Policy Areas 3 and 4 within Airport Zone D for residential development at densities of 0.5 to 3.0 dwelling units per acre is inconsistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, in that Airport Zone D prohibits intermediate residential densities greater than 0.2 dwelling units per acre and less than 5.0 dwelling units per net acre, unless special findings are made pursuant to Section 3.3.6 of the 2004 Riverside County Airport Land Use Compatibility Plan. However, the community's overall vision of open space, agriculture, and roadways with wide setbacks to preserve vistas is compatible with appropriate design for residential communities in the vicinity of airports.

There are several factors that are unique to the Vista Santa Rosa community as it relates to the Jacqueline Cochran Regional Airport:

- a. The Vista Santa Rosa Concept Plan is built around the concept of "open space-oriented community amenities" and requires minimum proportions of project average that must be allocated to such amenities in order for a project with a density greater than one dwelling unit per acre to be approved.
- b. The Plan was initiated in response to citizen action by residents of Vista Santa Rosa interested in maintaining the rural atmosphere of the community.
- c. The entire Vista Santa Rosa area lies outside the 55 dB(A) CNEL contour on maps depicting noise contours based on the ultimate activity levels for Jacqueline Cochran Regional Airport .
- d. The inclusion of Vista Santa Rosa in Airport Zone D (with the exception of the easterly 500 feet) is attributable to Runway 12-30. The standard lateral distance from Runway 17-35 used in demarcating Zones D and E at this airport is 8,000 feet, and only the easterly 500 feet is located within this 8,000-foot lateral distance.
- e. According to the Airport Activity Data Summary of the adopted Airport Land Use Compatibility Plan, Runway 12-30 is expected to account for not more than 10% of annual activity by single engine and twin-engine piston aircraft and not more than 4% of annual activity by twin-engine turboprop aircraft, helicopters, and small business jets.
- f. The maximum pavement strength of Runway 12-30 is 20,000 pounds, compared with a maximum pavement strength of 174,000 pounds for Runway 17-35. Therefore, it is unlikely that Runway 12-30 would be utilized for air cargo service in the future.
- g. The Concept Plan offers an opportunity for the community to be designed in a manner that improves safety in the long term by assuring that, as the community transitions from agricultural to suburban estate residential uses, provision will be made for either a larger proportion of land area available for emergency landing or one large emergency landing area that would be clearly visible to aircraft pilots.

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In light of all of these factors, the Airport Land Use Commission agreed that there is reasonable justification for consideration of special criteria to be applied when evaluating the proposed intermediate densities within the Vista Santa Rosa community. These special criteria would allow for development at an overall density of 0.2 to 2.5 dwelling units per acre provided that an aviation easement is conveyed to the County Economic Development Agency as owner-operator of Jacqueline Cochran Regional Airport and that a substantially larger proportion or area of open space is provided.

The alternatives for residential development in the Airport Zone D area are as follows:

OPTION A

Development at a density of one dwelling unit per five acres, development at an overall density of five or more dwelling units per acre within residential areas, or development within clustered pods of five or more dwelling units per acre (net density of residential planning areas including roads less than 74 feet in width). Such development is subject to recordation of a deed notice and, if the project is 10 acres or larger in area, the required 10% of project acreage in qualified ALUC open area. (Option A is consistent with Table 2A density criteria.)

OPTION B

Development at an overall density of 0.2 to 1.5 dwelling units per acre may be found consistent pursuant to Section 3.3.6, provided that an aviation easement is recorded and that not less than 15% of project acreage is dedicated to qualified open areas not less than 75 feet in width and not less than 600 feet in length.

Development at an overall density of 1.5 to 2.5 dwelling units per acre may be found consistent pursuant to Section 3.3.6, provided that an aviation easement is recorded and that not less than 20% of project acreage is dedicated to qualified open areas not less than 75 feet in width and not less than 600 feet in length.

OPTION C

Development at an overall density of 0.2 to 2.5 dwelling units per acre may be found consistent pursuant to Section 3.3.6, provided that an aviation easement is recorded. In lieu of dedicating the percentages of open areas specified in OPTION B above, the development may choose to set aside an area of 50 contiguous acres of qualified open area with no linear dimension less than 600 feet, with such qualified open area to be dedicated as open area in perpetuity. Once such an area is set aside for this purpose, this area will meet the open area requirement for up to 450 acres of development area (excluding that open area) within the portion of Airport Zone D located northerly of 60th Avenue.

If you have any questions, please contact John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

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Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

JGG:bks

cc: ALUC Staff
Michael Gialdini, Office of Fourth District Supervisor Roy Wilson

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APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No. _____

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____

Property Owner _____

Phone Number _____

Mailing Address _____

Agent (if any) _____

Phone Number _____

Mailing Address _____

_____**PROJECT LOCATION** (TO BE COMPLETED BY APPLICANT)*Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways*Street Address _____

Assessor's Parcel No. _____

Parcel Size _____

Subdivision Name _____

Zoning _____

Lot Number _____

Classification _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)*If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed*Existing Land Use
(describe) _____

_____Proposed Land Use
(describe) _____

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____

For Other Land Uses Hours of Use _____

(See Appendix C) Number of People on Site _____

Maximum Number _____

Method of Calculation _____

Height Data

Height above Ground or Tallest Object (including antennas and trees) _____

ft.

Highest Elevation (above sea level) of Any Object or Terrain on Site _____

ft.

Flight Hazards

Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?

☐ Yes☐ NoIf yes, describe _____

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received _____

Agency Name _____

Staff Contact _____

Phone Number _____

Agency's Project No. _____

Type of Project

☐ General Plan Amendment☐ Zoning Amendment or Variance☐ Subdivision Approval☐ Use Permit☐ Public Facility☐ Other _____**ALUC REVIEW** (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)Application
Receipt

Date Received _____

By _____

Is Application Complete?

☐ Yes☐ No

If No, cite reasons _____

Airport(s) Nearby

Primary
Criteria
Review

Compatibility Zone(s)

☐ A☐ B1☐ B2☐ C☐ D☐ E☐ Ht.

Allowable (not prohibited) Use?

☐ Yes☐ No

Density/Intensity Acceptable?

☐ Yes☐ No

Open Land Requirement Met?

☐ Yes☐ No

Height Acceptable?

☐ Yes☐ No

Easement/Deed Notice Provided?

☐ Yes☐ No

Special Conditions

Describe: _____

Supplemental
Criteria
Review

Noise

Safety

Airspace
Protection

Overflight

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)ALUC Executive
Director's Action☐ Approve

Date _____

☐ Refer to ALUCALUC
Action☐ Consistent

Date _____

☐ Consistent with Conditions (list conditions/attach additional pages if needed)☐ Inconsistent (list reasons/attach additional pages if needed)

A. NOTICE: Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. SUBMISSION PACKAGE:

ALUC REVIEW

- 1 Completed Application Form
- 1 Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets. . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set. . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets. . Gummed address labels of the referring agency (City or County).
- 1 Check for Fee (See Item "C" below)

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 Completed Application Form
- 1 Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 Check for review—See Below

C. FEE SCHEDULE (Effective August 14, 2007): Approved by Resolution 2007-03:

ALUC REVIEW

Change of Zone; Conditional Use Permit; General Plan Amendment; Parcel Map or Plot/Site Plan Review and Variance

Initial Project Review	\$ 1,188.00
Amended Project Review	\$ 792.00

Tract Map Review

Initial Project Review	\$1,353.00
Amended Project Review	\$ 908.00

General Plan Element Review

Initial Project Review	\$3,300.00
Amended Project Review	\$2,195.00

Other Environmental Assessments Review

Initial Project Review	\$1,492.00
Amended Project Review	\$ 990.00

Specific Plan Review

Initial Project Review	\$2,911.00
Amended Project Review	\$1,947.00

Community Plan Review

Initial Project Review	\$3,300.00
Amended Project Review	\$2,145.00

Environmental Impact Report Review

Initial Project Review	\$2,723.00
Amended Project Review	\$1,815.00

Building Permit Review

Initial Project Review	\$ 512.00
Amended Project Review	\$ 347.00

*Please make out check payable to:
Riverside County Airport Land Use Commission or A.L.U.C.*